HOUSING MARKET INFORMATION

HOUSING NOW
Kelowna

Canada Mortgage and Housing Corporation

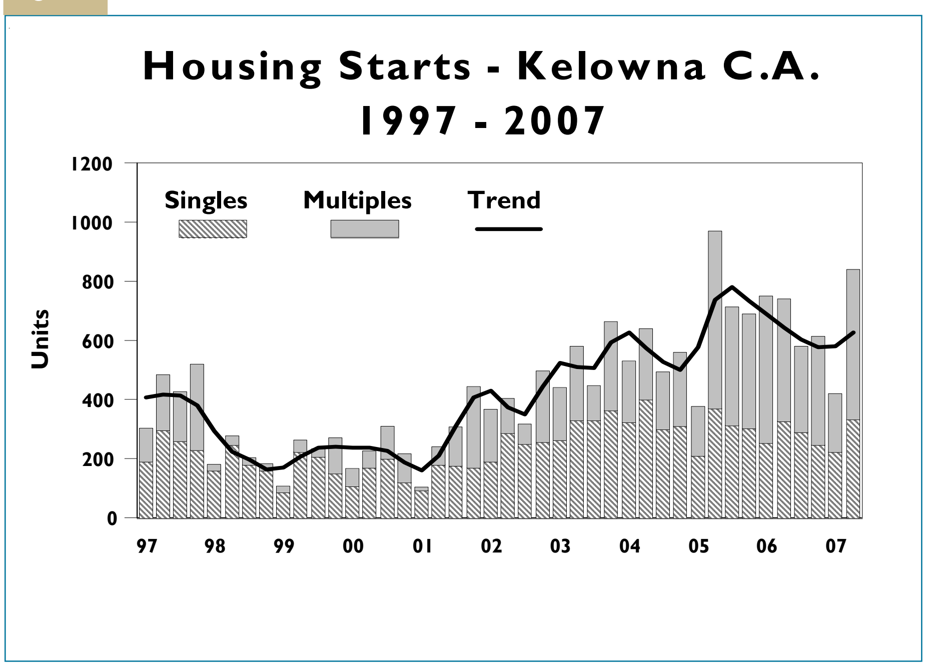
Date Released: July 2007

Condominium Starts Up Sharply in Second Quarter

The Kelowna area saw second quarter housing starts jump 13 per cent from the same three month period in 2006. The increase, led by the apartment condominium sector, pushed quarterly starts to near record highs. Year-to-date, housing starts are down from 2006. Expect new home construction activity to pick up, matching 2006 levels by year-end.

Multi-family housing continues to see the strongest growth in demand. Price and lifestyle are the key drivers. With few detached units priced at less than $400,000, more first time buyers are turning to the townhouse and condominium markets. Resort and similar types of lifestyle-oriented housing remain the fastest growing segment of the new condominium market. The resort market has evolved quickly, segmentation by tenure, building type, location and amenities the key to expansion. Retirees are also a big source of demand. Absorption has picked up after moderating through

Figure 1



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the second half of 2006. The inventory of complete and unoccupied units is low and trending down. Pre-sale activity, though varying from project to project, has remained robust despite a more competitive market. An estimated 85 per cent of the 2,171 apartment condominium units currently under construction have been pre-sold. Multi-family starts are poised to surpass singles construction for the third straight year in 2007,

Starts of detached units have maintained a steady pace, both second quarter and year-to-date starts on par with 2006. More building lots have come on stream in recent months. Better supply and selection have, in turn, helped sustain high levels of singles starts. Singles starts have followed lot supply, the focus of singles construction activity shifting to Black Mountain, Ellison, North Glenmore, the Shannon Lake area and Lake Country. Absorption has remained strong, keeping inventories of new, complete and unsold units low. Rising land, materials and labour costs continue to drive up the cost of new detached units, the year-to-date average new house price approaching the $600,000 mark. The move-up, move-down and retiree markets remain the focus of new singles demand.

The demand outlook remains positive. Growth in the Kelowna area population continues to drive housing demand. Kelowna's economy is churning out jobs. Strong employment growth has spurred in-migration. An aging population and hot BC and Alberta economies have also led to an inflow of migrants seeking retiree and resort housing.

Resale Market

Sales of Existing Homes Reach Record Highs

The Kelowna area has seen sales of existing home surge ahead. Second quarter sales shot up to an all-time quarterly high. Strong population growth is the key driver. Also, rising interest rates have led some buyers to bring forward their decision to purchase. On the supply side, more homes are now available for sale.

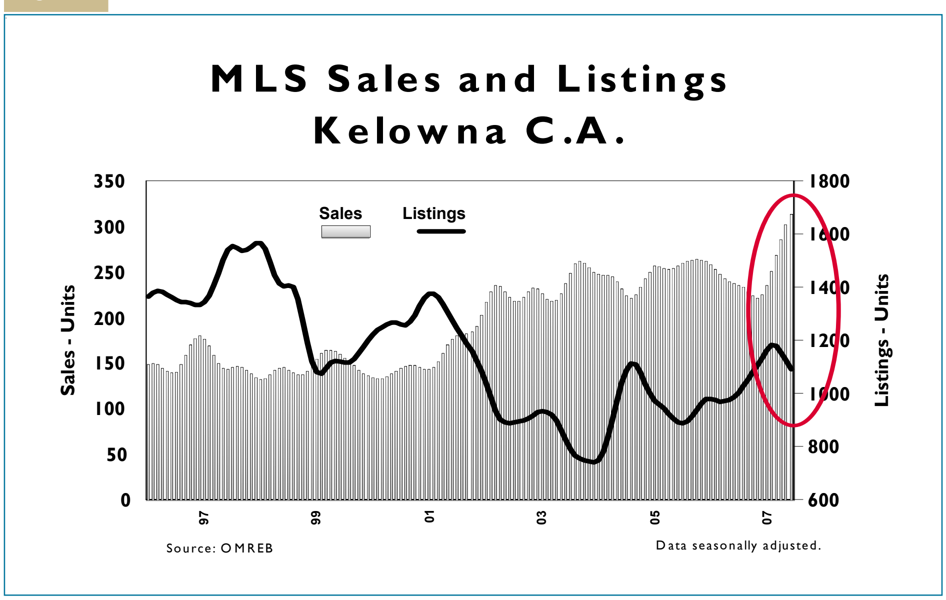
Second quarter singles sales jumped 30 per cent over the same period last year. Expect sales of detached units to begin flattening out in response to rising prices and higher interest rates. Second quarter condominium and townhouse sales have also recorded big quarter-over-quarter gains, increasing 30 and 40 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.

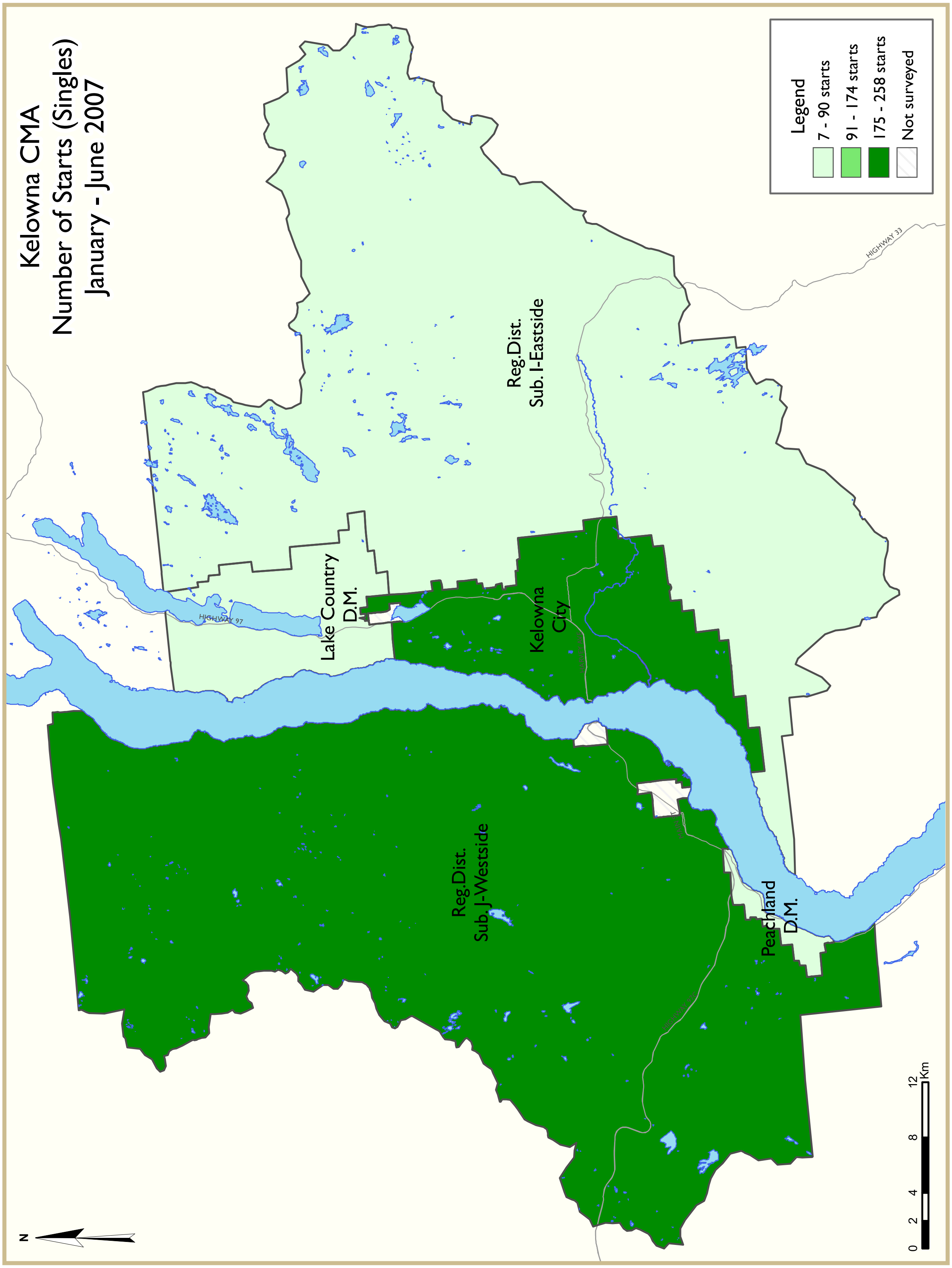
Rising supply has facilitated this year's upswing in sales activity. Growth in home equity has drawn more sellers into the market place pushing up the supply of listings. The supply of singles listings has steadily trended up since last fall, second quarter levels reaching a five year high. The resale 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 year-to-date average resale house price is up 16 per cent from 2006. The annual average price of an existing detached unit will reach the half million mark this year. Both the townhouse and condominium sectors have also continued to see strong upward pressure on prices, the year-to-date average prices rising 18 and 14 per cent, respectively. Expect the pace of price growth to slow as demand begins to level out later this year.

For now, the Kelowna area resale market remains a seller's market.

Figure 2




Kelowna CMA
Number of Starts (Singles)
January - June 2007
Legend
7 - 90 starts
91 - 174 starts
175 - 258 starts
Not surveyed
Reg.Dist.
Sub. I-Eastside
Lake Country
D.M.
Kelowna
City
Reg.Dist.
Sub. J-Westside
Peachland
D.M.
HIGHWAY 97
HIGHWAY 33
N
0
2
4
8
12
Km

HOUSING NOW REPORT TABLES

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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

Canada Mortgage and Housing Corporation

Table 1: Housing Activity Summary of Kelowna CMA June 2007	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2007	110	0	0	3	57	72	4	0	246
June 2006	102	0	0	3	16	259	7	0	387
% Change	7.8	n/a	n/a	0.0	**	-72.2	-42.9	n/a	-36.4
Year-to-date 2007	519	0	0	18	184	515	25	0	1,261
Year-to-date 2006	532	0	0	17	194	716	36	0	1,495
% Change	-2.4	n/a	n/a	5.9	-5.2	-28.1	-30.6	n/a	-15.7
UNDER CONSTRUCTION									
June 2007	813	0	0	31	483	2,143	39	0	3,509
June 2006	728	4	0	25	322	2,048	36	25	3,188
% Change	11.7	-100.0	n/a	24.0	50.0	4.6	8.3	-100.0	10.1
COMPLETIONS									
June 2007	94	0	0	3	10	9	9	0	125
June 2006	95	0	0	6	19	27	7	28	182
% Change	-1.1	n/a	n/a	-50.0	-47.4	-66.7	28.6	-100.0	-31.3
Year-to-date 2007	431	0	0	11	102	231	35	25	835
Year-to-date 2006	459	10	0	34	141	209	37	137	1,027
% Change	-6.1	-100.0	n/a	-67.6	-27.7	10.5	-5.4	-81.8	-18.7
COMPLETED & NOT ABSORBED									
June 2007	44	3	0	3	13	28	0	0	91
June 2006	52	10	0	2	1	6	1	4	76
% Change	-15.4	-70.0	n/a	50.0	**	**	-100.0	-100.0	19.7
ABSORBED									
June 2007	105	0	0	2	10	8	9	0	134
June 2006	93	0	0	6	10	10	6	28	153
% Change	12.9	n/a	n/a	-66.7	0.0	-20.0	50.0	-100.0	-12.4
Year-to-date 2007	452	5	0	9	101	70	35	1	673
Year-to-date 2006	451	9	0	34	73	232	36	55	890
% Change	0.2	-44.4	n/a	-73.5	38.4	-69.8	-2.8	-98.2	-24.4

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

Table 1.1: Housing Activity Summary by Submarket June 2007									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Kelowna City									
June 2007	46	0	0	0	41	0	2	0	89
June 2006	57	0	0	0	14	131	4	0	206
Lake Country D.M.									
June 2007	20	0	0	0	0	72	0	0	92
June 2006	12	0	0	0	0	82	2	0	96
Peachland D.M.									
June 2007	2	0	0	0	14	0	0	0	16
June 2006	1	0	0	0	0	0	0	0	1
Reg. Dist. Sub. J - Westside									
June 2007	39	0	0	3	0	0	2	0	44
June 2006	30	0	0	3	2	46	1	0	82
Reg. Dist. Sub. I - Eastside									
June 2007	3	0	0	0	2	0	0	0	5
June 2006	2	0	0	0	0	0	0	0	2
Kelowna CMA									
June 2007	110	0	0	3	57	72	4	0	246
June 2006	102	0	0	3	16	259	7	0	387
UNDER CONSTRUCTION									
Kelowna City									
June 2007	411	0	0	12	296	1,552	29	0	2,300
June 2006	452	2	0	17	249	1,638	27	0	2,385
Lake Country D.M.									
June 2007	105	0	0	6	38	304	0	0	453
June 2006	78	0	0	0	0	161	2	25	266
Peachland D.M.									
June 2007	16	0	0	0	70	39	0	0	125
June 2006	13	0	0	0	29	121	1	0	164
Reg. Dist. Sub. J - Westside									
June 2007	272	0	0	11	57	248	9	0	597
June 2006	167	2	0	5	26	128	6	0	334
Reg. Dist. Sub. I - Eastside									
June 2007	9	0	0	2	22	0	1	0	34
June 2006	18	0	0	3	18	0	0	0	39
Kelowna CMA									
June 2007	813	0	0	31	483	2,143	39	0	3,509
June 2006	728	4	0	25	322	2,048	36	25	3,188

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

Table 1.1: Housing Activity Summary by Submarket June 2007									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Kelowna City									
June 2007	54	0	0	0	8	9	6	0	77
June 2006	43	0	0	4	8	27	4	28	114
Lake Country D.M.									
June 2007	4	0	0	0	0	0	1	0	5
June 2006	20	0	0	0	0	0	0	0	20
Peachland D.M.									
June 2007	0	0	0	0	0	0	0	0	0
June 2006	0	0	0	0	2	0	0	0	2
Reg. Dist. Sub. J - Westside									
June 2007	35	0	0	2	2	0	2	0	41
June 2006	30	0	0	2	9	0	3	0	44
Reg. Dist. Sub. I - Eastside									
June 2007	1	0	0	1	0	0	0	0	2
June 2006	2	0	0	0	0	0	0	0	2
Kelowna CMA									
June 2007	94	0	0	3	10	9	9	0	125
June 2006	95	0	0	6	19	27	7	28	182
COMPLETED & NOT ABSORBED									
Kelowna City									
June 2007	31	1	0	1	12	26	0	0	71
June 2006	38	6	0	2	1	4	0	4	55
Lake Country D.M.									
June 2007	3	0	0	0	0	0	0	0	3
June 2006	4	0	0	0	0	0	0	0	4
Peachland D.M.									
June 2007	0	0	0	0	1	0	0	0	1
June 2006	0	0	0	0	0	2	0	0	2
Reg. Dist. Sub. J - Westside									
June 2007	10	0	0	1	0	2	0	0	13
June 2006	10	1	0	0	0	0	1	0	12
Reg. Dist. Sub. I - Eastside									
June 2007	0	2	0	1	0	0	0	0	3
June 2006	0	3	0	0	0	0	0	0	3
Kelowna CMA									
June 2007	44	3	0	3	13	28	0	0	91
June 2006	52	10	0	2	1	6	1	4	76

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

Table 2: Starts by Submarket and by Dwelling Type June 2007														
Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	% Change
Black Mountain	8	8	0	0	0	0	0	0	8	8	0.0
Dilworth Mountain	1	1	0	0	0	0	0	0	1	1	0.0
Ellison/Joe Rich	3	2	2	0	0	0	0	0	5	2	150.0
Glenrosa	0	1	0	0	0	0	0	0	0	1	-100.0
Glenmore	0	1	0	0	5	0	0	0	5	1	**
Kelowna Core Area	1	3	0	0	0	0	0	59	1	62	-98.4
Lake Country	20	14	0	0	0	0	72	82	92	96	-4.2
Lakeview Heights	4	3	0	0	0	0	0	46	4	49	-91.8
Lower Mission	4	3	0	0	32	0	0	72	36	75	-52.0
North Glenmore	11	13	0	6	0	0	0	0	11	19	-42.1
Peachland	2	1	0	0	14	0	0	0	16	1	**
Rutland	2	4	4	0	0	0	0	0	6	4	50.0
Southeast Kelowna	3	2	0	8	0	0	0	0	3	10	-70.0
Shannon Lake	17	3	0	0	0	0	0	0	17	3	**
Upper Mission	17	26	0	0	0	0	0	0	17	26	-34.6
Westbank	14	4	0	2	0	0	0	0	14	6	133.3
West Kelowna	9	5	0	0	0	0	0	0	9	5	80.0
Westside	0	18	0	0	0	0	0	0	0	18	-100.0
Kelowna CMA	117	112	6	16	51	0	72	259	246	387	-36.4

Table 2.1: Starts by Submarket and by Dwelling Type January - June 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	48	49	0	2	0	0	0	0	48	51	-5.9
Dilworth Mountain	13	11	2	12	0	0	0	0	15	23	-34.8
Ellison/Joe Rich	7	12	4	10	0	0	0	0	11	22	-50.0
Glenrosa	0	3	0	0	0	0	0	0	0	3	-100.0
Glenmore	7	5	0	0	5	4	0	149	12	158	-92.4
Kelowna Core Area	16	25	0	10	0	0	5	155	21	190	-88.9
Lake Country	73	80	0	0	38	0	72	129	183	209	-12.4
Lakeview Heights	37	29	0	0	0	0	50	86	87	115	-24.3
Lower Mission	15	13	0	0	52	38	60	72	127	123	3.3
North Glenmore	41	68	6	16	4	20	125	80	176	184	-4.3
Peachland	7	9	8	4	14	20	0	0	29	33	-12.1
Rutland	10	20	8	16	3	31	91	45	112	112	0.0
Southeast Kelowna	13	11	4	10	0	0	0	0	17	21	-19.0
Shannon Lake	66	31	4	0	8	0	0	0	78	31	151.6
Upper Mission	94	151	0	0	0	0	0	0	94	151	-37.7
Westbank	63	15	10	4	12	0	112	0	197	19	**
West Kelowna	35	26	2	0	0	0	0	0	37	26	42.3
Westside	12	23	0	0	0	0	0	0	12	23	-47.8
Kelowna CMA	562	582	48	84	136	113	515	716	1,261	1,495	-15.7

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	% Change
Black Mountain	2	12	2	0	0	0	0	0	4	12	-66.7
Dilworth Mountain	3	3	0	2	0	0	0	0	3	5	-40.0
Ellison/Joe Rich	2	2	0	0	0	0	0	0	2	2	0.0
Glenrosa	1	0	0	0	0	0	0	0	1	0	n/a
Glenmore	0	2	0	0	0	0	0	0	0	2	-100.0
Kelowna Core Area	2	7	0	0	0	0	9	27	11	34	-67.6
Lake Country	5	20	0	0	0	0	0	0	5	20	-75.0
Lakeview Heights	4	4	0	0	0	0	0	0	4	4	0.0
Lower Mission	3	0	0	2	0	0	0	0	3	2	50.0
North Glenmore	24	4	0	2	0	0	0	0	24	6	**
Peachland	0	0	0	2	0	0	0	0	0	2	-100.0
Rutland	6	2	0	2	4	0	0	28	10	32	-68.8
Southeast Kelowna	5	1	0	0	0	0	0	0	5	1	**
Shannon Lake	18	6	0	0	0	0	0	0	18	6	200.0
Upper Mission	15	20	2	0	0	0	0	0	17	20	-15.0
Westbank	9	0	0	0	0	0	0	0	9	0	n/a
West Kelowna	7	4	2	0	0	9	0	0	9	13	-30.8
Westside	0	21	0	0	0	0	0	0	0	21	-100.0
Kelowna CMA	106	108	6	10	4	9	9	55	125	182	-31.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 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	20	46	2	0	0	0	0	0	22	46	-52.2
Dilworth Mountain	9	15	8	10	0	0	0	0	17	25	-32.0
Ellison/Joe Rich	17	10	4	6	0	0	0	0	21	16	31.3
Glenrosa	2	2	0	0	0	0	0	0	2	2	0.0
Glenmore	3	8	0	2	0	0	0	0	3	10	-70.0
Kelowna Core Area	20	48	2	4	4	3	9	157	35	212	-83.5
Lake Country	40	72	0	0	0	3	25	0	65	75	-13.3
Lakeview Heights	26	21	0	0	0	0	0	0	26	21	23.8
Lower Mission	13	14	0	4	9	7	50	0	72	25	188.0
North Glenmore	75	43	12	14	12	8	30	59	129	124	4.0
Peachland	4	11	0	2	0	0	0	13	4	26	-84.6
Rutland	14	18	4	2	39	62	100	117	157	199	-21.1
Southeast Kelowna	13	10	0	4	0	0	0	0	13	14	-7.1
Shannon Lake	40	33	0	0	0	0	42	0	82	33	148.5
Upper Mission	105	127	2	0	0	0	0	0	107	127	-15.7
Westbank	17	6	4	2	0	0	0	0	21	8	162.5
West Kelowna	25	18	2	4	0	15	0	0	27	37	-27.0
Westside	30	21	0	0	0	0	0	0	30	21	42.9
Kelowna CMA	475	527	40	56	64	98	256	346	835	1,027	-18.7

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range June 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													
June 2007	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
June 2006	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	24	100.0	24	507,000	507,861
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	40	100.0	40	387,950	412,584
Dilworth Mountain													
June 2007	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
June 2006	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	694,000	648,960
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	529,900	559,908
Ellison/Joe Rich													
June 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
June 2006	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	494,900	610,931
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	451,400	460,013
Glenrosa													
June 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
June 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	2	100.0	2	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Glenmore													
June 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2006	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
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	8	100.0	8	--	--
Kelowna Core Area													
June 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
June 2006	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	541,950	520,260
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	50	100.0	50	369,900	471,024
Lake Country													
June 2007	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
June 2006	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	419,900	461,525
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	43	100.0	43	484,900	498,185
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	69	100.0	69	449,900	543,643
Lakeview Heights													
June 2007	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
June 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	28	100.0	28	849,450	1,020,900
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	21	100.0	21	689,900	843,031
Lower Mission													
June 2007	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
June 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	14	100.0	14	819,000	1,406,646
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	498,800	1,115,994

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range June 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													
June 2007	0	0.0	0	0.0	0	0.0	0	0.0	24	100.0	24	579,900	520,529
June 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	75	100.0	75	579,900	559,143
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	42	100.0	42	479,000	429,893
Peachland													
June 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 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	11	100.0	11	459,450	489,650
Rutland													
June 2007	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
June 2006	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	385,000	408,308
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	349,900	354,187
Southeast Kelowna													
June 2007	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
June 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	15	100.0	15	669,000	623,829
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	599,500	626,500
Shannon Lake													
June 2007	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	441,950	441,575
June 2006	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	41	100.0	41	434,900	436,885
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	32	100.0	32	376,900	376,226
Upper Mission													
June 2007	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	695,000	695,553
June 2006	0	0.0	0	0.0	0	0.0	0	0.0	23	100.0	23	539,000	609,757
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	107	100.0	107	599,000	648,426
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	129	100.0	129	485,000	540,325
Westbank													
June 2007	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
June 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	16	100.0	16	435,000	531,160
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
West Kelowna													
June 2007	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
June 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	28	100.0	28	450,450	470,893
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	439,950	445,275
Westside													
June 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2006	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	354,900	371,850
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	31	100.0	31	399,900	404,260
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	354,900	371,850
Kelowna CMA													
June 2007	0	0.0	0	0.0	0	0.0	0	0.0	116	100.0	116	499,900	574,442
June 2006	0	0.0	0	0.0	0	0.0	0	0.0	105	100.0	105	429,900	477,084
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	494	100.0	494	524,900	593,746
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	518	100.0	518	449,000	528,440

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2007						
Submarket	June 2007	June 2006	% Change	YTD 2007	YTD 2006	% Change
Black Mountain	--	--	n/a	507,861	412,584	23.1
Dilworth Mountain	--	--	n/a	648,960	559,908	15.9
Ellison/Joe Rich	--	--	n/a	610,931	--	n/a
Glenrosa	--	--	n/a	--	--	n/a
Glenmore	--	--	n/a	--	--	n/a
Kelowna Core Area	--	--	n/a	520,260	471,024	10.5
Lake Country	--	461,525	n/a	498,185	543,643	-8.4
Lakeview Heights	--	--	n/a	1,020,900	843,031	21.1
Lower Mission	--	--	n/a	1,406,646	1,115,994	26.0
North Glenmore	520,529	--	n/a	559,143	429,893	30.1
Peachland	--	--	n/a	--	489,650	n/a
Rutland	--	--	n/a	408,308	354,187	15.3
Southeast Kelowna	--	--	n/a	623,829	626,500	-0.4
Shannon Lake	441,575	--	n/a	436,885	376,226	16.1
Upper Mission	695,553	609,757	14.1	648,426	540,325	20.0
Westbank	--	--	n/a	531,160	--	n/a
West Kelowna	--	--	n/a	470,893	445,275	5.8
Westside	--	371,850	n/a	404,260	371,850	8.7
Kelowna CMA	574,442	477,084	20.4	593,746	528,440	12.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Kelowna June 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	269	980	27	425,053	41	104	39	241,460	80	324	25	237,063
	May	287	1,052	27	429,380	41	110	37	290,076	95	326	29	229,184
	June	285	1,097	26	452,552	37	120	31	264,677	85	334	25	239,556
	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	339	1,208	28	489,805	51	139	37	314,716	143	405	35	263,311
	May	380	1,175	32	488,654	65	118	55	317,203	112	390	29	274,939
	June	373	1,188	31	525,671	46	126	37	323,914	109	386	28	289,745
	July												
	August												
	September												
	October												
	November												
	December												
	YTD 2006	1,569	976	27	419,502	217	99	38	262,590	499	318	26	228,892
	YTD 2007	1,837	1,121	27	488,069	276	124	38	309,326	653	408	27	260,636
	% Change	17	15	0	16	27	25	0	18	31	28	4	14

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
June 2007

		Interest Rates			NHPI, Total, 1997=100 (B.C.)	CPI, 2002 =100 (B.C.)	Kelowna Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2006	January	658	5.80	6.30	109.5	106.6	80.5	6.1	60.9	715
	February	667	5.85	6.45	110.3	106.7	82.1	5.7	61.9	715
	March	667	6.05	6.45	110.7	107.2	83.7	6.1	63.1	718
	April	685	6.25	6.75	111.6	107.8	86.3	6.7	66.0	719
	May	685	6.25	6.75	111.9	108.7	86.6	5.9	64.5	720
	June	697	6.60	6.95	112.2	108.7	86.7	5.3	64.1	722
	July	697	6.60	6.95	112.6	108.8	85.4	5.1	62.8	722
	August	691	6.40	6.85	115.2	109.0	84.7	6.8	63.8	724
	September	682	6.40	6.70	115.8	108.4	87.0	6.8	64.8	726
	October	688	6.40	6.80	116.2	108.3	89.2	6.4	65.8	730
	November	673	6.40	6.55	116.3	108.7	89.8	5.9	65.5	734
	December	667	6.30	6.45	116.3	108.8	90.4	5.2	65.7	737
2007	January	679	6.50	6.65	116.3	109.0	91.0	5.6	65.5	741
	February	679	6.50	6.65	116.3	109.1	92.2	4.7	65.7	742
	March	669	6.40	6.49	117.5	109.5	92.3	4.1	65.0	743
	April	678	6.60	6.64	118.2	109.9	91.3	2.7	63.8	745
	May	709	6.85	7.14	120.9	110.5	89.1	3.6	62.2	744
	June	715	7.05	7.24		110.3	87.0	4.9	61.7	743
	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 on 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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