HOUSING MARKET INFORMATION

HOUSING NOW

Kelowna CMA

Canada Mortgage and Housing Corporation

Date Released: October 2007

Third Quarter Starts Up Sharply

The Kelowna area saw third quarter housing starts increase by almost 50 per cent from the same three month period in 2006. Multi-family housing, led by the apartment condominium sector, has seen the strongest growth in demand. Construction began on seven apartment condominium projects totaling 346 units in September alone. Resort and lifestyle markets have become key sources of condominium demand, fueled by an aging population, growth in home equity and strong BC and Alberta economies. Also, with few detached units available for less than $400,000, more first-time buyers are turning to multi-family housing.

Kelowna's condominium market is moving in new directions. Kelowna is seeing more, larger projects, many including a mix of low and high-rise condominiums and townhouses. Mixed residential and commercial use projects are now the norm.

Figure 1

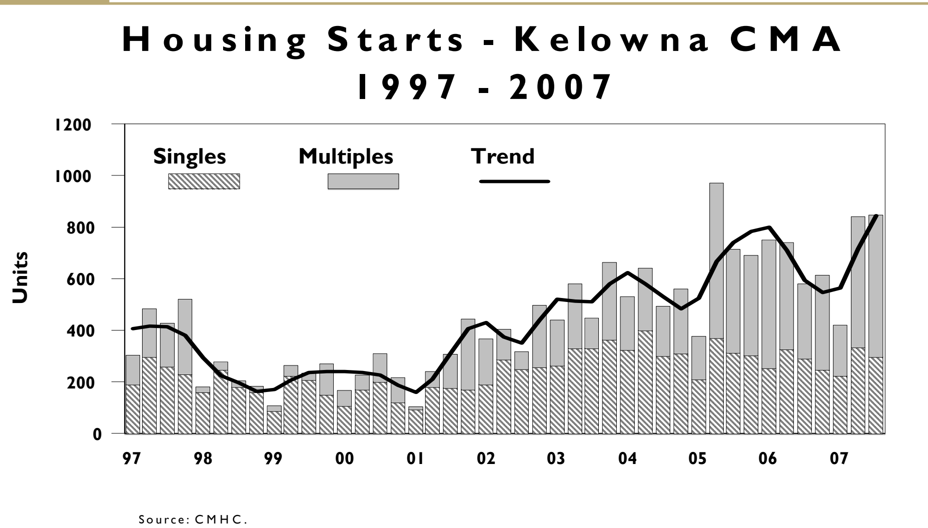

Table of contents

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HOME TO CANADIANS

The Westbank area is currently recording a surge in multi-family construction activity. Expansion of infrastructure and pent-up demand are key factors driving the increase. The prospects of a new bridge across Lake Okanagan, new health care facilities and recent expansion of retail services have attracted more buyers to Westbank. Absorption has been steady, keeping inventories of completed and unoccupied units low. An estimated 80 per cent of condominium units under construction have been pre sold.

Starts of detached units are on par with last year's level. Buyers with equity from previous homes, including retirees, move-up, and move-down buyers, remain the focus of new singles demand. Strong demand for upscale homes, rising lot prices and other costs and extended construction periods have continued to push up new home prices. The year-to-date average price for a new detached unit has now passed the $600,000 mark. Singles construction has followed lot supply, shifting outward as municipalities extend infrastructure into new areas. Lake Country, North Glenmore Black Mountain, Kirschner Mountain and Shannon Lake have recorded the biggest increase in singles construction activity. Lot prices have shot up in response to strong demand and tight supply. The 160,000-$175,000 price range now represents the low end in most new subdivisions.

Robust employment growth remains a key driver, fueling in-migration and housing demand. Kelowna has continued to attract buyers seeking resort housing. Rising wages, growth in home equity and low interest rates have also helped support high levels of new home construction.

Resale Market
Existing Home Sales Up

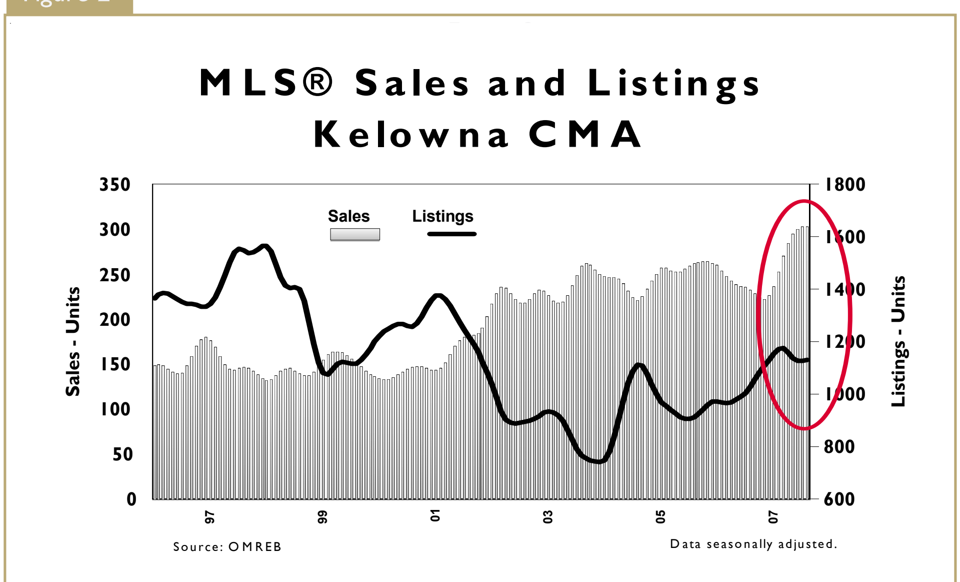
Existing homes sales have maintained a brisk pace, with third quarter sales increasing 13 per cent over the same three month period in 2006. Multi-family housing has seen the strongest growth in demand. Third quarter townhouse and apartment condominium sales jumped 38 and 16 per cent, respectively. Like the new home sector, both price and lifestyle have been key drivers, boosting demand for all types of multi-family housing. Sales of detached units recorded smaller gains. While Kelowna area home sales are on track to reach record highs in 2007, expect sales to begin leveling out as rising construction costs dampen growth in demand.

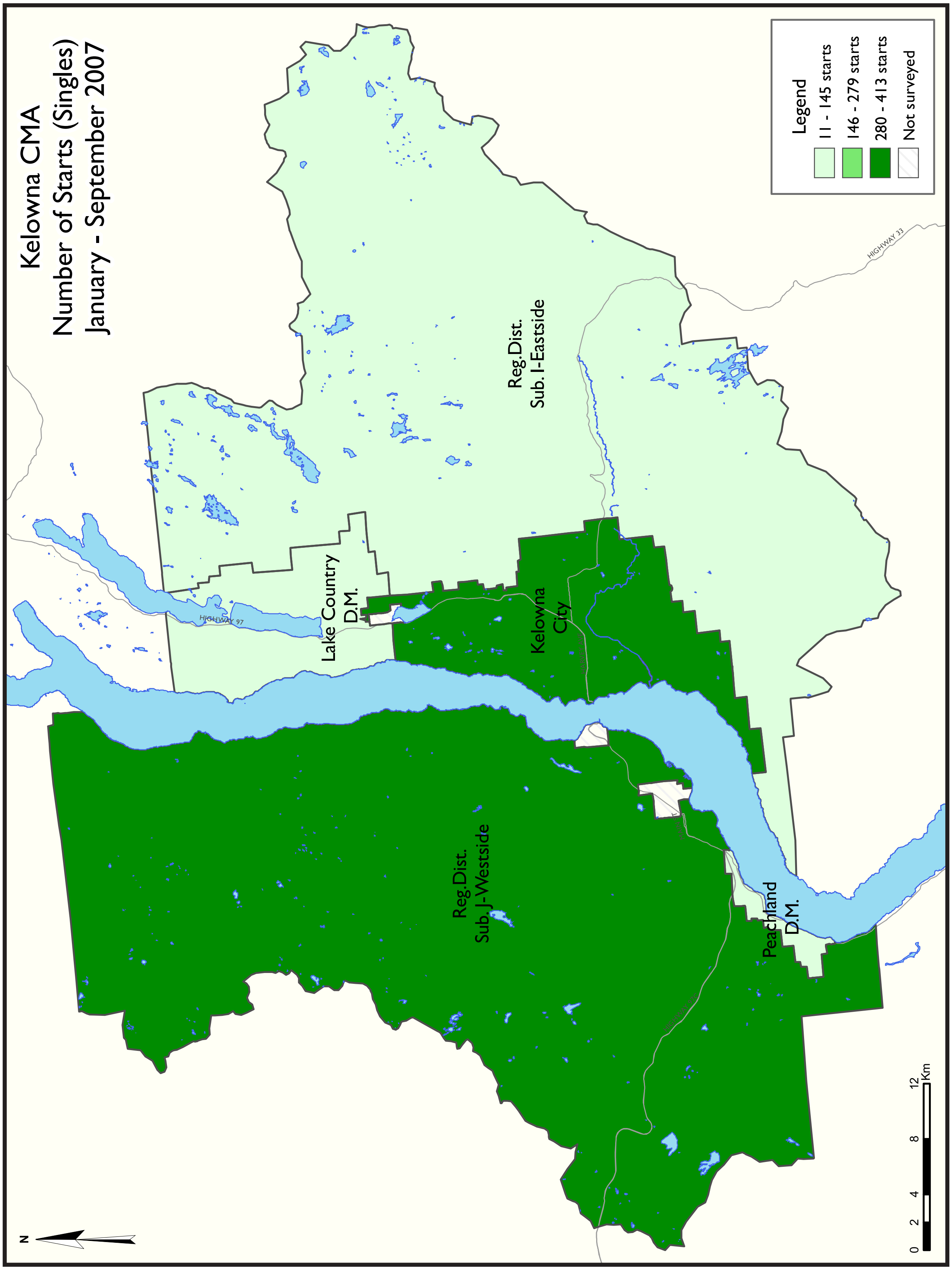
Strong demand in combination with rising supply has fueled this year's upswing in sales activity. The supply of active singles listings has jumped to a six year high. Big gains in home equity have drawn more sellers into the market place, pushing up supply. High levels of construction activity have boosted the supply of both townhouses and apartment condominiums. The supply of active condominium listings increased to the highest level ever in September. Townhouse listings have seen a smaller increase, due, in part, to growing demand for modestly priced family-oriented housing.

Kelowna continues to experience strong upward pressure on prices. The year-to-date average price of an existing detached unit was up 18 per cent from 2006, breaking the half million mark in the third quarter. First-time buyer activity has declined in the face of soaring singles prices. Detached homes priced at less than $400,000 currently account for only 11 per cent of singles listings, down from 64 per cent just three years ago. Both townhouse and condominium prices are also up, year-to-date average prices increasing 15 and 14 per cent, respectively. Expect the pace of price growth to begin slowing as the market adjusts to rising supply and slightly reduced demand.

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

Figure 2




Kelowna CMA
Number of Starts (Singles)
January - September 2007
Legend
11 - 145 starts
146 - 279 starts
280 - 413 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

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
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
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 1: Housing Activity Summary of Kelowna CMA
September 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2007	79	0	0	2	18	346	1	0	446
September 2006	84	0	0	5	44	0	5	0	138
% Change	-6.0	n/a	n/a	-60.0	-59.1	n/a	-80.0	n/a	**
Year-to-date 2007	798	0	0	32	228	1,021	30	0	2,109
Year-to-date 2006	801	0	0	26	289	909	51	0	2,076
% Change	-0.4	n/a	n/a	23.1	-21.1	12.3	-41.2	n/a	1.6
UNDER CONSTRUCTION									
September 2007	832	0	0	31	435	2,297	29	0	3,624
September 2006	699	0	0	24	318	1,926	36	25	3,028
% Change	19.0	n/a	n/a	29.2	36.8	19.3	-19.4	-100.0	19.7
COMPLETIONS									
September 2007	95	0	0	6	44	248	10	0	403
September 2006	121	2	0	4	46	0	4	0	177
% Change	-21.5	-100.0	n/a	50.0	-4.3	n/a	150.0	n/a	127.7
Year-to-date 2007	690	0	0	25	190	583	55	25	1,568
Year-to-date 2006	756	12	0	44	242	524	53	137	1,768
% Change	-8.7	-100.0	n/a	-43.2	-21.5	11.3	3.8	-81.8	-11.3
COMPLETED & NOT ABSORBED									
September 2007	53	3	0	4	9	51	0	0	120
September 2006	56	8	0	1	6	32	1	4	108
% Change	-5.4	-62.5	n/a	**	50.0	59.4	-100.0	-100.0	11.1
ABSORBED									
September 2007	85	0	0	7	43	141	10	0	286
September 2006	120	2	0	4	26	34	4	0	190
% Change	-29.2	-100.0	n/a	75.0	65.4	**	150.0	n/a	50.5
Year-to-date 2007	702	5	0	22	178	272	55	1	1,235
Year-to-date 2006	744	13	0	45	138	318	52	55	1,365
% Change	-5.6	-61.5	n/a	-51.1	29.0	-14.5	5.8	-98.2	-9.5

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

Table 1.1: Housing Activity Summary by Submarket September 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									
September 2007	41	0	0	1	15	108	0	0	165
September 2006	49	0	0	2	24	0	1	0	76
Lake Country D.M.									
September 2007	13	0	0	0	0	31	0	0	44
September 2006	6	0	0	1	0	0	1	0	8
Peachland D.M.									
September 2007	3	0	0	0	0	0	0	0	3
September 2006	0	0	0	0	0	0	0	0	0
Reg. Dist. Sub. J - Westside									
September 2007	22	0	0	1	3	207	1	0	234
September 2006	26	0	0	2	18	0	2	0	48
Reg. Dist. Sub. I - Eastside									
September 2007	0	0	0	0	0	0	0	0	0
September 2006	3	0	0	0	2	0	1	0	6
Kelowna CMA									
September 2007	79	0	0	2	18	346	1	0	446
September 2006	84	0	0	5	44	0	5	0	138
UNDER CONSTRUCTION									
Kelowna City									
September 2007	422	0	0	9	261	1,579	25	0	2,296
September 2006	424	0	0	12	256	1,579	27	0	2,298
Lake Country D.M.									
September 2007	99	0	0	4	38	256	0	0	397
September 2006	71	0	0	1	0	161	1	25	259
Peachland D.M.									
September 2007	22	0	0	0	50	7	0	0	79
September 2006	10	0	0	0	24	58	0	0	92
Reg. Dist. Sub. J - Westside									
September 2007	278	0	0	16	66	455	2	0	817
September 2006	176	0	0	8	24	128	7	0	343
Reg. Dist. Sub. I - Eastside									
September 2007	11	0	0	2	20	0	2	0	35
September 2006	18	0	0	3	14	0	1	0	36
Kelowna CMA									
September 2007	832	0	0	31	435	2,297	29	0	3,624
September 2006	699	0	0	24	318	1,926	36	25	3,028

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

Table 1.1: Housing Activity Summary by Submarket September 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									
September 2007	45	0	0	1	24	169	3	0	242
September 2006	79	0	0	4	32	0	2	0	117
Lake Country D.M.									
September 2007	21	0	0	3	0	79	0	0	103
September 2006	15	0	0	0	0	0	2	0	17
Peachland D.M.									
September 2007	0	0	0	0	20	0	0	0	20
September 2006	0	0	0	0	0	0	0	0	0
Reg. Dist. Sub. J - Westside									
September 2007	29	0	0	2	0	0	7	0	38
September 2006	25	2	0	0	14	0	0	0	41
Reg. Dist. Sub. I - Eastside									
September 2007	0	0	0	0	0	0	0	0	0
September 2006	2	0	0	0	0	0	0	0	2
Kelowna CMA									
September 2007	95	0	0	6	44	248	10	0	403
September 2006	121	2	0	4	46	0	4	0	177
COMPLETED & NOT ABSORBED									
Kelowna City									
September 2007	41	1	0	3	8	51	0	0	104
September 2006	35	4	0	1	2	32	0	4	78
Lake Country D.M.									
September 2007	2	0	0	0	0	0	0	0	2
September 2006	8	0	0	0	0	0	0	0	8
Peachland D.M.									
September 2007	0	0	0	0	1	0	0	0	1
September 2006	0	0	0	0	2	0	0	0	2
Reg. Dist. Sub. J - Westside									
September 2007	10	0	0	1	0	0	0	0	11
September 2006	13	1	0	0	2	0	1	0	17
Reg. Dist. Sub. I - Eastside									
September 2007	0	2	0	0	0	0	0	0	2
September 2006	0	3	0	0	0	0	0	0	3
Kelowna CMA									
September 2007	53	3	0	4	9	51	0	0	120
September 2006	56	8	0	1	6	32	1	4	108

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

Table 2: Starts by Submarket and by Dwelling Type September 2007												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	% Change
Black Mountain	4	3	0	0	0	0	0	0	4	3	33.3
Dilworth Mountain	2	1	2	0	0	0	0	0	4	1	**
Ellison/Joe Rich	0	4	0	2	0	0	0	0	0	6	-100.0
Glenrosa	0	0	0	0	0	0	0	0	0	0	n/a
Glenmore	2	1	0	0	5	0	67	0	74	1	**
Kelowna Core Area	3	0	0	0	0	0	41	0	44	0	n/a
Lake Country	13	8	0	0	0	0	31	0	44	8	**
Lakeview Heights	2	7	0	0	3	18	0	0	5	25	-80.0
Lower Mission	1	0	0	4	0	4	0	0	1	8	-87.5
North Glenmore	2	13	0	2	8	0	0	0	10	15	-33.3
Peachland	3	0	0	0	0	0	0	0	3	0	n/a
Rutland	3	5	0	8	0	4	0	0	3	17	-82.4
Southeast Kelowna	2	1	0	0	0	0	0	0	2	1	100.0
Shannon Lake	9	6	0	0	0	0	69	0	78	6	**
Upper Mission	23	27	0	2	0	0	0	0	23	29	-20.7
Westbank	3	3	0	0	0	0	138	0	141	3	**
West Kelowna	10	7	0	0	0	0	0	0	10	7	42.9
Westside	0	7	0	0	0	0	0	0	0	7	-100.0
Kelowna CMA	82	94	2	18	16	26	346	0	446	138	**

Table 2.1: Starts by Submarket and by Dwelling Type January - September 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	69	64	0	2	0	0	0	0	69	66	4.5
Dilworth Mountain	19	14	6	14	0	0	0	0	25	28	-10.7
Ellison/Joe Rich	11	20	6	16	0	0	0	0	17	36	-52.8
Glenrosa	1	3	0	0	0	0	0	0	1	3	-66.7
Glenmore	23	7	0	0	15	4	67	149	105	160	-34.4
Kelowna Core Area	23	36	2	12	0	4	136	155	161	207	-22.2
Lake Country	110	112	0	0	38	0	103	129	251	241	4.1
Lakeview Heights	53	43	2	0	3	18	50	86	108	147	-26.5
Lower Mission	16	18	0	4	52	51	60	72	128	145	-11.7
North Glenmore	65	105	6	20	18	20	195	231	284	376	-24.5
Peachland	16	12	8	4	14	20	0	0	38	36	5.6
Rutland	18	36	8	26	6	53	91	87	123	202	-39.1
Southeast Kelowna	22	20	4	10	0	0	0	0	26	30	-13.3
Shannon Lake	89	54	8	0	8	0	69	0	174	54	**
Upper Mission	157	224	0	10	0	0	0	0	157	234	-32.9
Westbank	79	21	10	6	12	0	250	0	351	27	**
West Kelowna	63	44	2	0	0	0	0	0	65	44	47.7
Westside	21	37	0	0	0	0	0	0	21	37	-43.2
Kelowna CMA	860	873	62	124	166	170	1,021	909	2,109	2,076	1.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	% Change
Black Mountain	6	13	0	0	0	0	0	0	6	13	-53.8
Dilworth Mountain	5	2	2	2	0	0	0	0	7	4	75.0
Ellison/Joe Rich	0	2	0	0	0	0	0	0	0	2	-100.0
Glenrosa	0	0	0	0	0	0	0	0	0	0	n/a
Glenmore	1	3	0	0	0	4	0	0	1	7	-85.7
Kelowna Core Area	3	0	0	0	0	0	169	0	172	0	n/a
Lake Country	24	16	0	0	0	0	79	0	103	16	**
Lakeview Heights	4	10	0	0	0	0	0	0	4	10	-60.0
Lower Mission	3	3	0	0	0	3	0	0	3	6	-50.0
North Glenmore	10	24	0	0	8	0	0	0	18	24	-25.0
Peachland	0	0	0	0	20	0	0	0	20	0	n/a
Rutland	2	4	0	0	10	23	0	0	12	27	-55.6
Southeast Kelowna	3	0	4	0	0	0	0	0	7	0	n/a
Shannon Lake	13	4	0	0	0	14	0	0	13	18	-27.8
Upper Mission	16	36	0	0	0	0	0	0	16	36	-55.6
Westbank	11	6	0	0	0	0	0	0	11	6	83.3
West Kelowna	5	5	0	2	0	0	0	0	5	7	-28.6
Westside	0	0	0	0	0	0	0	0	0	0	n/a
Kelowna CMA	111	129	6	4	38	44	248	0	403	177	127.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 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	45	68	2	0	0	0	0	0	47	68	-30.9
Dilworth Mountain	15	23	12	26	0	0	0	0	27	49	-44.9
Ellison/Joe Rich	18	17	8	16	0	0	0	0	26	33	-21.2
Glenrosa	2	2	0	0	0	0	0	0	2	2	0.0
Glenmore	5	14	0	2	0	4	0	0	5	20	-75.0
Kelowna Core Area	26	57	6	6	20	3	178	291	230	357	-35.6
Lake Country	85	110	0	0	0	3	104	0	189	113	67.3
Lakeview Heights	38	41	0	0	0	0	0	0	38	41	-7.3
Lower Mission	17	22	0	4	16	13	50	0	83	39	112.8
North Glenmore	105	93	12	16	20	8	60	118	197	235	-16.2
Peachland	7	18	0	4	20	3	32	76	59	101	-41.6
Rutland	18	29	8	4	58	92	142	176	226	301	-24.9
Southeast Kelowna	19	15	6	4	0	0	0	0	25	19	31.6
Shannon Lake	72	51	0	0	0	14	42	0	114	65	75.4
Upper Mission	173	216	2	0	0	0	0	0	175	216	-19.0
Westbank	42	15	4	2	0	0	0	0	46	17	170.6
West Kelowna	40	32	2	8	0	21	0	0	42	61	-31.1
Westside	30	21	0	0	0	0	0	0	30	21	42.9
Kelowna CMA	764	850	62	96	134	161	608	661	1,568	1,768	-11.3

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 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													
September 2007	0	0.0	0	0.0	0	0.0	5	62.5	3	37.5	8	--	--
September 2006	0	0.0	0	0.0	6	37.5	6	37.5	4	25.0	16	464,450	460,472
Year-to-date 2007	0	0.0	0	0.0	0	0.0	23	50.0	23	50.0	46	502,450	508,064
Year-to-date 2006	2	3.2	13	20.6	20	31.7	18	28.6	10	15.9	63	399,900	427,528
Dilworth Mountain													
September 2007	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
September 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	14	100.0	14	694,000	657,636
Year-to-date 2006	1	4.3	0	0.0	0	0.0	8	34.8	14	60.9	23	549,900	570,900
Ellison/Joe Rich													
September 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2006	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2007	0	0.0	0	0.0	1	5.6	10	55.6	7	38.9	18	499,900	612,717
Year-to-date 2006	2	11.8	0	0.0	3	17.6	8	47.1	4	23.5	17	454,800	468,020
Glenrosa													
September 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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	1	50.0	1	50.0	2	--	--
Year-to-date 2006	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Glenmore													
September 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
September 2006	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2007	0	0.0	0	0.0	1	20.0	0	0.0	4	80.0	5	--	--
Year-to-date 2006	1	7.7	0	0.0	3	23.1	5	38.5	4	30.8	13	485,000	603,233
Kelowna Core Area													
September 2007	1	33.3	0	0.0	0	0.0	0	0.0	2	66.7	3	--	--
September 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	13	50.0	0	0.0	1	3.8	3	11.5	9	34.6	26	550,000	643,269
Year-to-date 2006	21	35.6	13	22.0	12	20.3	9	15.3	4	6.8	59	369,900	482,369
Lake Country													
September 2007	0	0.0	6	25.0	5	20.8	6	25.0	7	29.2	24	479,900	459,758
September 2006	3	20.0	3	20.0	1	6.7	6	40.0	2	13.3	15	459,900	650,546
Year-to-date 2007	3	3.4	16	18.0	10	11.2	23	25.8	37	41.6	89	489,450	544,107
Year-to-date 2006	17	16.5	25	24.3	9	8.7	27	26.2	25	24.3	103	439,450	530,198
Lakeview Heights													
September 2007	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
September 2006	0	0.0	0	0.0	0	0.0	1	11.1	8	88.9	9	--	--
Year-to-date 2007	2	4.8	0	0.0	0	0.0	0	0.0	40	95.2	42	924,450	1,066,098
Year-to-date 2006	0	0.0	0	0.0	0	0.0	7	18.4	31	81.6	38	739,000	848,325
Lower Mission													
September 2007	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
September 2006	1	33.3	0	0.0	0	0.0	0	0.0	2	66.7	3	--	--
Year-to-date 2007	1	5.9	0	0.0	0	0.0	4	23.5	12	70.6	17	674,450	1,259,075
Year-to-date 2006	2	8.7	0	0.0	2	8.7	7	30.4	12	52.2	23	617,450	1,080,627

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 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													
September 2007	3	30.0	0	0.0	0	0.0	1	10.0	6	60.0	10	599,900	573,133
September 2006	6	24.0	0	0.0	1	4.0	6	24.0	12	48.0	25	512,400	506,183
Year-to-date 2007	22	20.8	1	0.9	1	0.9	8	7.5	74	69.8	106	584,450	595,760
Year-to-date 2006	25	26.9	1	1.1	2	2.2	26	28.0	39	41.9	93	499,900	478,537
Peachland													
September 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	1	14.3	0	0.0	0	0.0	2	28.6	4	57.1	7	--	--
Year-to-date 2006	2	11.1	1	5.6	2	11.1	9	50.0	4	22.2	18	459,450	501,000
Rutland													
September 2007	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
September 2006	1	25.0	0	0.0	0	0.0	2	50.0	1	25.0	4	--	--
Year-to-date 2007	2	11.8	1	5.9	6	35.3	8	47.1	0	0.0	17	429,000	415,793
Year-to-date 2006	4	14.3	13	46.4	4	14.3	4	14.3	3	10.7	28	349,900	373,134
Southeast Kelowna													
September 2007	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	--	--
September 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	4	20.0	1	5.0	0	0.0	1	5.0	14	70.0	20	679,000	634,612
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	599,950	647,300
Shannon Lake													
September 2007	2	15.4	0	0.0	0	0.0	10	76.9	1	7.7	13	449,900	468,282
September 2006	0	0.0	0	0.0	1	25.0	2	50.0	1	25.0	4	--	--
Year-to-date 2007	9	12.3	0	0.0	4	5.5	54	74.0	6	8.2	73	449,000	442,539
Year-to-date 2006	11	22.0	4	8.0	18	36.0	14	28.0	3	6.0	50	379,900	396,953
Upper Mission													
September 2007	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
September 2006	0	0.0	0	0.0	3	9.4	14	43.8	15	46.9	32	489,900	525,636
Year-to-date 2007	2	1.2	0	0.0	4	2.4	18	10.6	146	85.9	170	619,450	694,085
Year-to-date 2006	0	0.0	10	4.6	27	12.3	80	36.5	102	46.6	219	489,900	540,150
Westbank													
September 2007	0	0.0	0	0.0	2	20.0	7	70.0	1	10.0	10	476,950	626,980
September 2006	2	33.3	0	0.0	0	0.0	2	33.3	2	33.3	6	--	--
Year-to-date 2007	2	5.1	0	0.0	9	23.1	26	66.7	2	5.1	39	439,900	524,640
Year-to-date 2006	3	20.0	3	20.0	3	20.0	4	26.7	2	13.3	15	389,900	431,733
West Kelowna													
September 2007	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
September 2006	0	0.0	0	0.0	0	0.0	5	83.3	1	16.7	6	--	--
Year-to-date 2007	1	2.3	0	0.0	0	0.0	30	69.8	12	27.9	43	459,900	476,526
Year-to-date 2006	1	3.3	0	0.0	5	16.7	17	56.7	7	23.3	30	463,200	460,637
Westside													
September 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	4	12.9	3	9.7	11	35.5	9	29.0	4	12.9	31	399,900	404,260
Year-to-date 2006	6	30.0	4	20.0	6	30.0	1	5.0	3	15.0	20	354,900	371,850
Kelowna CMA													
September 2007	12	11.8	6	5.9	7	6.9	33	32.4	44	43.1	102	499,350	623,066
September 2006	13	10.2	3	2.3	12	9.4	47	36.7	53	41.4	128	489,000	574,978
Year-to-date 2007	72	9.3	22	2.8	48	6.2	221	28.6	410	53.0	773	529,900	611,957
Year-to-date 2006	98	11.7	88	10.5	117	14.0	247	29.5	288	34.4	838	459,900	535,533

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units September 2007						
Submarket	Sept 2007	Sept 2006	% Change	YTD 2007	YTD 2006	% Change
Black Mountain	--	460,472	n/a	508,064	427,528	18.8
Dilworth Mountain	--	--	n/a	657,636	570,900	15.2
Ellison/Joe Rich	--	--	n/a	612,717	468,020	30.9
Glenrosa	--	--	n/a	--	--	n/a
Glenmore	--	--	n/a	--	603,233	n/a
Kelowna Core Area	--	--	n/a	643,269	482,369	33.4
Lake Country	459,758	650,546	-29.3	544,107	530,198	2.6
Lakeview Heights	--	--	n/a	1,066,098	848,325	25.7
Lower Mission	--	--	n/a	1,259,075	1,080,627	16.5
North Glenmore	--	506,183	n/a	595,760	478,537	24.5
Peachland	--	--	n/a	--	501,000	n/a
Rutland	--	--	n/a	415,793	373,134	11.4
Southeast Kelowna	--	--	n/a	634,612	647,300	-2.0
Shannon Lake	468,282	--	n/a	442,539	396,953	11.5
Upper Mission	--	525,636	n/a	694,085	540,150	28.5
Westbank	626,980	--	n/a	524,640	431,733	21.5
West Kelowna	--	--	n/a	476,526	460,637	3.4
Westside	--	--	n/a	404,260	371,850	8.7
Kelowna CMA	623,066	574,978	8.4	611,957	535,533	14.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Kelowna September 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	286	1,091	26	431,303	36	119	30	293,267	94	309	30	242,583
	August	263	1,110	24	473,369	32	124	26	286,744	104	315	33	250,496
	September	228	1,149	20	462,252	27	138	20	341,911	67	323	21	267,496
	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	274	1,240	22	525,035	43	118	36	333,294	107	429	25	282,487
	August	322	1,254	26	552,334	49	128	38	345,778	122	470	26	296,629
	September	248	1,287	19	570,443	39	121	32	326,759	78	496	16	276,047
	October												
	November												
	December												
	YTD 2006	2,346	1,023	26	431,134	312	109	33	275,472	764	317	27	236,903
	YTD 2007	2,680	1,168	25	507,230	407	123	37	317,917	960	427	25	268,898
	% Change	14	14	-4	18	30	13	12	15	26	35	-7	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
September 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	80.4	6.1	60.9	715
	February	667	5.85	6.45	110.3	106.7	81.8	5.7	61.8	715
	March	667	6.05	6.45	110.7	107.2	83.4	6.1	63.0	718
	April	685	6.25	6.75	111.6	107.8	86.2	6.5	65.9	719
	May	685	6.25	6.75	111.9	108.7	86.4	6.0	64.5	720
	June	697	6.60	6.95	112.2	108.7	86.7	5.2	64.2	722
	July	697	6.60	6.95	112.6	108.8	85.5	5.1	62.7	722
	August	691	6.40	6.85	115.2	109.0	85.6	6.6	64.0	724
	September	682	6.40	6.70	115.8	108.4	86.9	7.6	64.9	726
	October	688	6.40	6.80	116.2	108.3	89.2	6.3	65.8	730
	November	673	6.40	6.55	116.3	108.7	89.9	5.8	65.5	734
	December	667	6.30	6.45	116.3	108.8	90.3	5.1	65.6	737
2007	January	679	6.50	6.65	116.3	109.0	90.8	5.5	65.4	741
	February	679	6.50	6.65	116.3	109.1	91.8	4.7	65.5	742
	March	669	6.40	6.49	117.5	109.5	92.0	4.1	64.9	743
	April	678	6.60	6.64	118.2	109.9	91.1	2.6	63.8	745
	May	709	6.85	7.14	120.9	110.5	88.9	3.7	62.2	744
	June	715	7.05	7.24	121.8	110.3	87.0	4.8	61.7	743
	July	715	7.05	7.24	122.0	110.5	85.0	5.8	60.4	742
	August	715	7.05	7.24	122.1	110.4	83.9	4.7	59.2	747
	September	712	7.05	7.19		110.5	83.3	4.4	58.2	752
	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 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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