

SHUSWAP DIVISION

MONTHLY STATISTICS

FOR

January 1 - 31, 2002

SHUSWAP DIVISION

STAT - O - GRAM

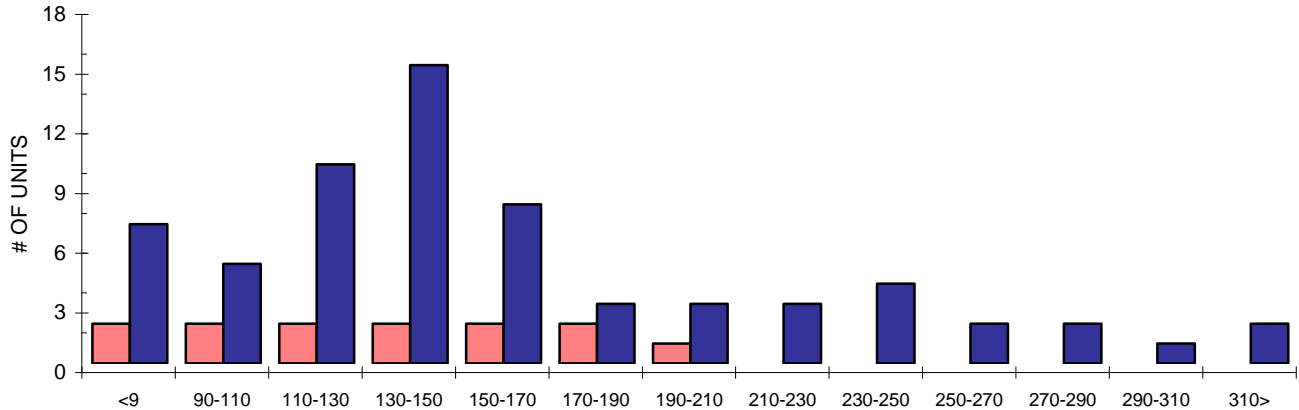
January 2002

QUICK SUMMARY

	TOTAL SALES VOLUME		RESIDENTIAL SALES		TOTAL LISTINGS	
	<u># of Units</u>	<u>\$ Value</u>	<u># of Units</u>	<u>\$ Value</u>	<u>Listings Taken</u>	<u>Inventory</u>
January 2002	38	\$6,569,151	13	\$1,775,400	144	1,537
December 2001	33	\$3,420,760	16	\$1,947,000	57	1,572
January 2001	31	\$4,506,635	13	\$1,976,500	121	1,581

The average of listings-per-licensee is 22.9

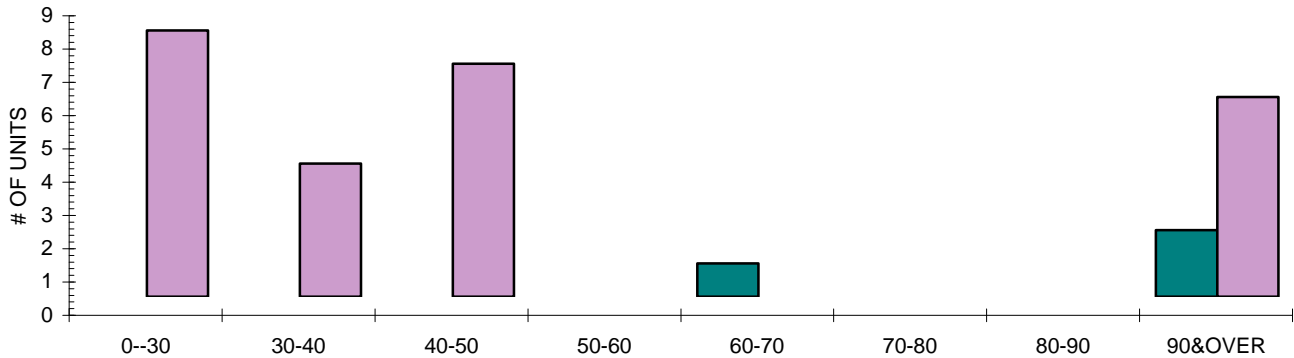
RESIDENTIAL LISTING & SALES ACTIVITY SHUSWAP DIVISION (BY PRICE CATEGORY)



JANUARY 1 - JANUARY 31, 2002 (10,000's)

REPORTED SALES LISTINGS SUBMITTED

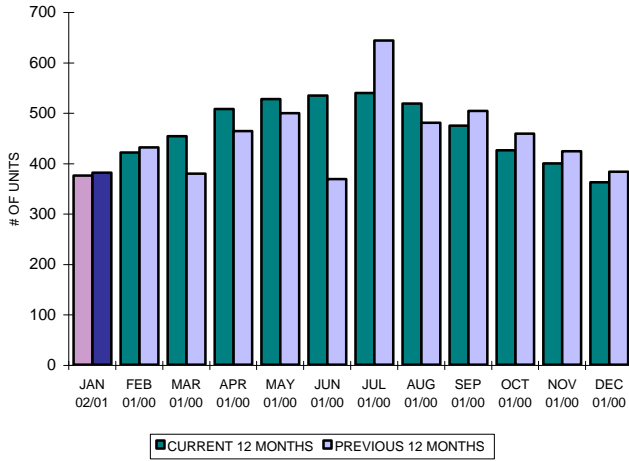
LOT LISTING & SALES ACTIVITY SHUSWAP DIVISION (BY PRICE CATEGORY)



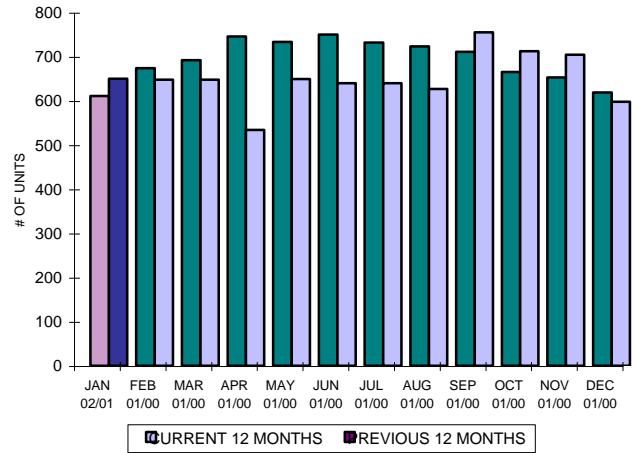
DECEMBER 1 - DECEMBER 31, 2001 (1,000's)

REPORTED SALES LISTINGS SUBMITTED

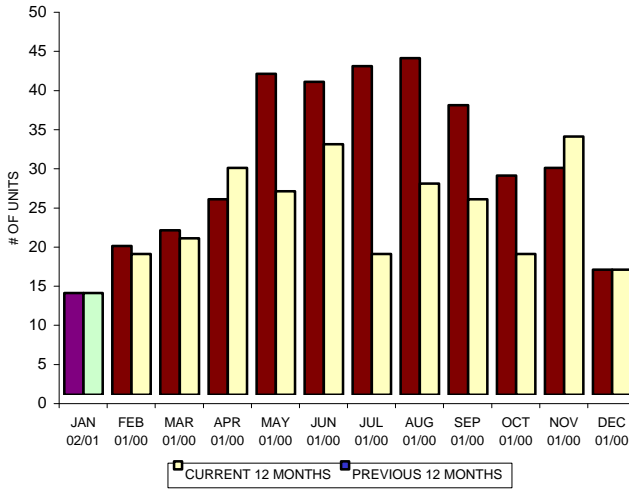
**INVENTORY OF ACTIVE LISTINGS
RESIDENTIAL - SHUSWAP DIVISION**



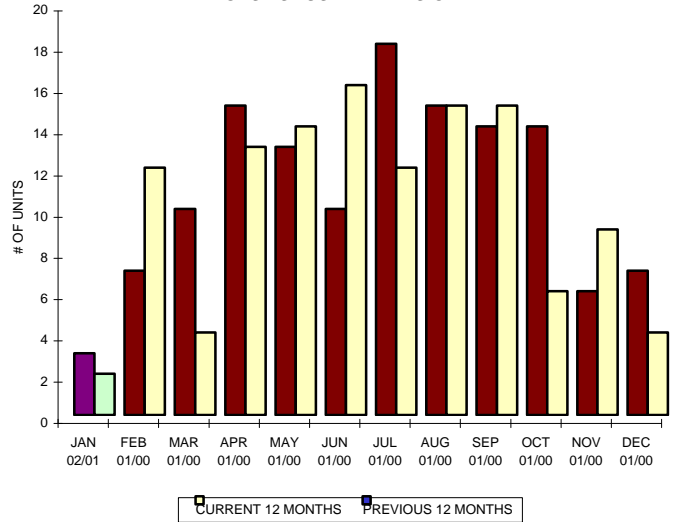
**INVENTORY OF ACTIVE LISTINGS
LOTS - SHUSWAP DIVISION**



**NUMBER OF UNITS SOLD
RESIDENTIAL - SHUSWAP DIVISION**



**NUMBER OF UNITS SOLD
LOTS - SHUSWAP DIVISION**



SHUSWAP DIVISION

January 2002

Category	Sales	New Listings	Current Inventory	Sell/Inv. Ratio	Days To Sell
ACREAGE	1	5	95	1.05%	263
ACREAGE/HOUSE	7	11	142	4.93%	247
LOTS	2	20	516	0.39%	287
RESIDENTIAL	13	65	375	3.47%	201
AVERAGE HOUSE PRICE \$136,569			MEDIAN HOUSE PRICE \$145,000		

Lots Include: Acreage Waterfront, Lots and Lots Waterfront

**COMPARATIVE ACTIVITY BY ZONE AS AT
January 31, 2002**

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
ZONE CO TOTALS						
Units Listed	665	624	6.6%	665	624	6.6%
Units Sold	286	139	105.8%	286	139	105.8%
Sales Dollars	53402030	19940456	167.8%	53402030	19940456	167.8%
Price Ratio	93.49	91.84		93.49	91.84	
Days to Sell	125	138	-9.4%	125	138	-9.4%
Active Listings	2737	3148	-13.1%			
ZONE NO TOTALS						
Units Listed	290	251	15.5%	290	251	15.5%
Units Sold	93	63	47.6%	93	63	47.6%
Sales Dollars	13355600	9499251	40.6%	13355600	9499251	40.6%
Price Ratio	93.58	90.07		93.58	90.07	
Days to Sell	176	179	-1.7%	176	179	-1.7%
Active Listings	1924	1873	2.7%			
ZONE SH TOTALS						
Units Listed	144	119	21.0%	144	119	21.0%
Units Sold	38	31	22.6%	38	31	22.6%
Sales Dollars	6569151	4506635	45.8%	6569151	4506635	45.8%
Price Ratio	90.6	89.16		90.6	89.16	
Days to Sell	248	198	25.3%	248	198	25.3%
Active Listings	1537	1581	-2.8%			
ZONE OB TOTALS						
Units Listed	15	17	-11.8%	15	19	-21.1%
Units Sold	0	3	-100.0%	0	3	-100.0%
Sales Dollars	0	1640000	-100.0%	0	1640000	-100.0%
Price Ratio	0	89.24		0.00	89.24	
Days to Sell	0	194	-100.0%	0	194	-100.0%
Active Listings	120	117	2.6%			
GRAND TOTALS						
Units Listed	1114	1011	10.2%	1114	1013	10.0%
Units Sold	417	236	76.7%	417	236	76.7%
Sales Dollars	73326781	35586342	106.1%	73326781	35586342	106.1%
Price Ratio	93.23	90.97		93.23	90.97	
Days to Sell	147	158	-7.0%	147	158	-7.0%
Active Listings	6318	6719	-6.0%			

LICENSEES
January 31, 2002

	TOTAL NUMBER OF LICENSEES	TOTAL NUMBER OF LICENSEES	CHANGE BY NUMBER	CHANGE BY %
	January 31/02	January 31/01		
ALL DIVISIONS	666	692	-26	-3.76%
CENTRAL OK DIV.	423	433	-10	-2.31%
NORTH OK DIV.	176	180	-4	-2.22%
SHUSWAP DIV.	67	79	-12	-15.19%
CURRENT MEMBERSHIP				
AGENT LICENSEES	74			
SALESPERSONS	525			
PROPERTY MANAGEMENT	9			
9:15 LICENCEE MEMBER	55			
EXEMPTION MEMBER	3			
TOTALS	666			

COMPARATIVE ACTIVITY BY PROPERTY TYPE
January 31, 2002
SHUSWAP

		CURRENT MONTH			YEAR TO DATE		
		THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Acreage							
	UNITS LISTED	5	8	-37.5%	5	8	-37.5%
	UNITS SOLD	1	1	0.0%	1	1	0.0%
	SALES DOLLARS	142500	44000	223.9%	142500	44000	223.9%
	PRICE RATIO	83.87	77.32		83.87	77.32	
	DAYS TO SELL	263	310	-15.2%	263	310	-15.2%
	ACTIVE INVENTORY	95	103	-7.8%			
	AVERAGE PRICE	\$142,500	\$44,000	223.9%	\$142,500	\$44,000	223.9%
	MEDIAN PRICE	\$142,500	\$44,000	223.9%	\$142,500	\$44,000	223.9%
Acreage with House							
	UNITS LISTED	11	11	0.0%	11	11	0.0%
	UNITS SOLD	7	3	133.3%	7	3	133.3%
	SALES DOLLARS	1844500	448000	311.7%	1844500	448000	311.7%
	PRICE RATIO	89.64	86.88		89.64	86.88	
	DAYS TO SELL	247	247	0.0%	247	247	0.0%
	ACTIVE INVENTORY	142	113	25.7%			
	AVERAGE PRICE	\$263,500	\$149,333	76.5%	\$263,500	\$149,333	76.5%
	MEDIAN PRICE	\$240,900	\$142,000	69.6%	\$240,900	\$142,000	69.6%
Acreage (Waterfront)							
	UNITS LISTED	0	0	0.0%	0	0	0.0%
	UNITS SOLD	1	0	100.0%	1	0	100.0%
	SALES DOLLARS	420000	0	100.0%	420000	0	100.0%
	PRICE RATIO	84.84	0.00		84.84	0.00	
	DAYS TO SELL	145	0	100.0%	145	0	100.0%
	ACTIVE INVENTORY	13	16	-18.8%			
	AVERAGE PRICE	\$420,000	\$0	100.0%	\$420,000	\$0	100.0%
	MEDIAN PRICE	\$420,000	\$0	100.0%	\$420,000	\$0	100.0%
Business							
	UNITS LISTED	4	7	-42.9%	4	7	-42.9%
	UNITS SOLD	0	1	-100.0%	0	1	-100.0%
	SALES DOLLARS	0	225000	-100.0%	0	225000	-100.0%
	PRICE RATIO	0.00	81.81		0.00	81.81	
	DAYS TO SELL	0	0	0.0%	0	0	0.0%
	ACTIVE INVENTORY	52	47	10.6%			
	AVERAGE PRICE	\$0	\$225,000	-100.0%	\$0	\$225,000	-100.0%
	MEDIAN PRICE	\$0	\$225,000	-100.0%	\$0	\$225,000	-100.0%
Condo (Townhouse)							
	UNITS LISTED	5	10	-50.0%	5	10	-50.0%
	UNITS SOLD	0	4	-100.0%	0	4	-100.0%
	SALES DOLLARS	0	429135	-100.0%	0	429135	-100.0%
	PRICE RATIO	0.00	94.10		0.00	94.10	
	DAYS TO SELL	0	332	-100.0%	0	332	-100.0%
	ACTIVE INVENTORY	38	44	-13.6%			
	AVERAGE PRICE	\$0	\$107,284	-100.0%	\$0	\$107,284	-100.0%
	MEDIAN PRICE	\$0	\$109,500	-100.0%	\$0	\$109,500	-100.0%

COMPARATIVE ACTIVITY BY PROPERTY TYPE

January 31, 2002

SHUSWAP

		CURRENT MONTH			YEAR TO DATE		
		THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Condo (Apt)							
	UNITS LISTED	8	1	700.0%	8	1	700.0%
	UNITS SOLD	4	2	100.0%	4	2	100.0%
	SALES DOLLARS	320300	158500	102.1%	320300	158500	102.1%
	PRICE RATIO	99.81	94.50		99.81	94.50	
	DAYS TO SELL	206	275	-25.1%	206	275	-25.1%
	ACTIVE INVENTORY	53	50	6.0%			
	AVERAGE PRICE	\$80,075	\$79,250	1.0%	\$80,075	\$79,250	1.0%
	MEDIAN PRICE	\$76,900	\$79,250	-3.0%	\$76,900	\$79,250	-3.0%
Duplex							
	UNITS LISTED	1	0	100.0%	1	0	100.0%
	UNITS SOLD	0	0	0.0%	0	0	0.0%
	SALES DOLLARS	0	0	0.0%	0	0	0.0%
	PRICE RATIO	0.00	0.00		0.00	0.00	
	DAYS TO SELL	0	0	0.0%	0	0	0.0%
	ACTIVE INVENTORY	6	12	-50.0%			
	AVERAGE PRICE	\$0	\$0	0.0%	\$0	\$0	0.0%
	MEDIAN PRICE	\$0	\$0	0.0%	\$0	\$0	0.0%
Farms							
	UNITS LISTED	2	2	0.0%	2	2	0.0%
	UNITS SOLD	0	0	0.0%	0	0	0.0%
	SALES DOLLARS	\$0	\$0	0.0%	\$0	\$0	0.0%
	PRICE RATIO	0.00	0.00		0.00	0.00	
	DAYS TO SELL	0	0	0.0%	0	0	0.0%
	ACTIVE INVENTORY	15	19	-21.1%			
	AVERAGE PRICE	\$0	\$0	0.0%	\$0	\$0	0.0%
	MEDIAN PRICE	\$0	\$0	0.0%	\$0	\$0	0.0%
IC&I							
	UNITS LISTED	4	3	33.3%	4	3	33.3%
	UNITS SOLD	1	0	100.0%	1	0	100.0%
	SALES DOLLARS	103050	0	100.0%	103050	0	100.0%
	PRICE RATIO	103.05	0.00		103.05	0.00	
	DAYS TO SELL	10	0	100.0%	10	0	100.0%
	ACTIVE INVENTORY	30	28	7.1%			
	AVERAGE PRICE	\$103,050	\$0	100.0%	\$103,050	\$0	100.0%
	MEDIAN PRICE	\$103,050	\$0	100.0%	\$103,050	\$0	100.0%
IC&I Land							
	UNITS LISTED	3	6	-50.0%	3	6	-50.0%
	UNITS SOLD	2	0	100.0%	2	0	100.0%
	SALES DOLLARS	328500	0	100.0%	328500	0	100.0%
	PRICE RATIO	95.05	0.00		95.05	0.00	
	DAYS TO SELL	528	0	100.0%	528	0	100.0%
	ACTIVE INVENTORY	45	60	-25.0%			
	AVERAGE PRICE	\$164,250	\$0	100.0%	\$164,250	\$0	100.0%
	MEDIAN PRICE	\$164,250	\$0	100.0%	\$164,250	\$0	100.0%

COMPARATIVE ACTIVITY BY PROPERTY TYPE

January 31, 2002

SHUSWAP

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Lots						
UNITS LISTED	19	9	111.1%	19	9	111.1%
UNITS SOLD	1	1	0.0%	1	1	0.0%
SALES DOLLARS	65000	53500	21.5%	65000	53500	21.5%
PRICE RATIO	86.78	95.70		86.78	95.7	
DAYS TO SELL	429	132	225.0%	429	132	225.0%
ACTIVE INVENTORY	455	465	-2.2%			
AVERAGE PRICE	\$65,000	\$53,500	21.5%	\$65,000	\$53,500	21.5%
MEDIAN PRICE	\$65,000	\$53,500	21.5%	\$65,000	\$53,500	21.5%
Leases						
UNITS LISTED	0	3	-100.0%	0	3	-100.0%
UNITS SOLD	1	0	100.0%	1	0	100.0%
SALES DOLLARS	1	0	100.0%	1	0	100.0%
PRICE RATIO	100.00	0.00		100.00	0.00	
DAYS TO SELL	626	0	100.0%	626	0	100.0%
ACTIVE INVENTORY	24	31	-22.6%			
AVERAGE PRICE	\$1	\$0	100.0%	\$1	\$0	100.0%
MEDIAN PRICE	\$1	\$0	100.0%	\$1	\$0	100.0%
Lots (Waterfront)						
UNITS LISTED	1	5	-80.0%	1	5	-80.0%
UNITS SOLD	0	0	0.0%	0	0	0.0%
SALES DOLLARS	0	0	0.0%	0	0	0.0%
PRICE RATIO	0.00	0.00		0.00	0.00	
DAYS TO SELL	0	0	0.0%	0	0	0.0%
ACTIVE INVENTORY	48	66	-27.3%			
AVERAGE PRICE	\$0	\$0	0.0%	\$0	\$0	0.0%
MEDIAN PRICE	\$0	\$0	0.0%	\$0	\$0	0.0%
Multi-Family						
UNITS LISTED	0	3	-100.0%	0	3	-100.0%
UNITS SOLD	0	0	0.0%	0	0	0.0%
SALES DOLLARS	0	0	0.0%	0	0	0.0%
PRICE RATIO	0.00	0.00		0.00	0.00	
DAYS TO SELL	0	0	0.0%	0	0	0.0%
ACTIVE INVENTORY	7	11	-36.4%			
AVERAGE PRICE	\$0	\$0	0.0%	\$0	\$0	0.0%
MEDIAN PRICE	\$0	\$0	0.0%	\$0	\$0	0.0%
Mobile Homes						
UNITS LISTED	10	8	25.0%	10	8	25.0%
UNITS SOLD	2	3	-33.3%	2	3	-33.3%
SALES DOLLARS	77400	91500	-15.4%	77400	91500	-15.4%
PRICE RATIO	83.80	86.83		83.80	86.83	
DAYS TO SELL	95	103	-7.8%	95	103	-7.8%
ACTIVE INVENTORY	78	78	0.0%			
AVERAGE PRICE	\$38,700	\$30,500	26.9%	\$38,700	\$30,500	26.9%
MEDIAN PRICE	\$38,700	\$31,500	22.9%	\$38,700	\$31,500	22.9%

COMPARATIVE ACTIVITY BY PROPERTY TYPE

January 31, 2002

SHUSWAP

		CURRENT MONTH			YEAR TO DATE		
		THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Residential							
	UNITS LISTED	65	40	62.5%	65	40	62.5%
	UNITS SOLD	13	13	0.0%	13	13	0.0%
	SALES DOLLARS	1775400	1976500	-10.2%	1775400	1976500	-10.2%
	PRICE RATIO	89.58	87.68		89.58	87.68	
	DAYS TO SELL	201	182	10.4%	201	182	10.4%
	ACTIVE INVENTORY	375	381	-1.6%			
	AVERAGE PRICE	\$136,569	\$152,038	-10.2%	\$136,569	\$152,038	-10.2%
	MEDIAN PRICE	\$145,000	\$140,000	3.6%	\$145,000	\$140,000	3.6%
Residential (Waterfront)							
	UNITS LISTED	6	3	100.0%	6	3	100.0%
	UNITS SOLD	5	3	66.7%	5	3	66.7%
	SALES DOLLARS	1492500	1080500	38.1%	1492500	1080500	38.1%
	PRICE RATIO	86.60	93.77		86.60	93.77	
	DAYS TO SELL	298	100	198.0%	298	100	198.0%
	ACTIVE INVENTORY	61	57	7.0%			
	AVERAGE PRICE	\$298,500	\$360,167	-17.1%	\$298,500	\$360,167	-17.1%
	MEDIAN PRICE	\$300,000	\$351,000	-14.5%	\$300,000	\$351,000	-14.5%
SHUSWAP TOTALS							
	UNITS LISTED	144	119	21.0%	144	119	21.0%
	UNITS SOLD	38	31	22.6%	38	31	22.6%
	SALES DOLLARS	6569151	4506635	45.8%	6569151	4506635	45.8%
	PRICE RATIO	90.60	89.16		90.60	89.16	
	DAYS TO SELL	248	198	25.3%	248	198	25.3%
	ACTIVE INVENTORY	1537	1581				

RESIDENTIAL LISTING / SALES ANALYSIS

January 31, 2002

SHUSWAP

Range	Mthly Listings Total	YTD Listings Total	Mthly Sales Total	YTD Sales Total
0 to 90000	7	7	2	2
90001 to 110000	5	5	2	2
110001 to 130000	10	10	2	2
130001 to 150000	15	15	2	2
150001 to 170000	8	8	2	2
170001 to 190000	3	3	2	2
190001 to 210000	3	3	1	1
210001 to 230000	3	3	0	0
230001 to 250000	4	4	0	0
250001 to 270000	2	2	0	0
270001 to 290000	2	2	0	0
290001 to 310000	1	1	0	0
310001 and over	2	2	0	0
	65	65	13	13

LOT LISTING / SALES ANALYSIS

January 31, 2002

SHUSWAP

	Mthly Listings	YTD Listings		Mthly Sales	YTD Sales
Range	Total	Total		Total	Total
0 to 30000	8	8		0	0
30001 to 40000	4	4		0	0
40001 to 50000	7	7		0	0
50001 to 60000	0	0		0	0
60001 to 70000	0	0		1	1
70001 to 80000	0	0		0	0
80001 to 90000	0	0		0	0
90001 and over	6	6		2	2
	25	25		3	3