

SHUSWAP ZONE MONTHLY STATISTICS

FOR

March 1st - 31st, 2006

The revised format for the monthly statistics contains the following:

**Cover Page
Zone Total Summary
Shuswap Summary (Summary Statistical Information and Membership)
Shuswap Zone Statistics**

GRAPHS

**Residential Monthly and Year To Date Listings
Residential Monthly and Year to Date Sales
Residential Sub Area Averages Year To Date and Comparison 2002 to 2006
Lots Monthly and Year to Date Listings
Lots Monthly and Year to Date Sales
Apartment and Townhouse Sub Area Averages Year to Date
Residential and Lots Inventory
Million Dollar Plus Active Listings and Sales**

COMPARATIVE ACTIVITY BY ZONE

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE

ZONE CO TOTALS

Units Listed	899	921	-2.4%	2406	2267	6.1%
Units Sold	567	562	0.9%	1431	1342	6.6%
Sales Dollars	189185853	\$148,618,112	27.3%	\$455,656,848	\$351,362,032	29.7%
List/Sell Ratio	95.20%	95.44%		95.73%	94.12%	1.7%
Days to Sell	155	191	-18.7%	128	197	-35.3%
Active Listings	2281	2273	0.4%			

ZONE NO TOTALS

Units Listed	399	396	0.8%	1009	1032	-2.2%
Units Sold	229	293	-21.8%	589	655	-10.1%
Sales Dollars	\$61,321,068	\$62,138,800	-1.3%	\$154,187,799	\$126,220,847	22.2%
List/Sell Ratio	94.43%	95.52%		94.43%	95.52%	-1.1%
Days to Sell	95	96	-1.0%	95	96	-1.0%
Active Listings	1139	1077	5.8%			

ZONE SH TOTALS

Units Listed	208	214	-2.8%	510	455	12.1%
Units Sold	98	120	-18.3%	276	247	11.7%
Sales Dollars	\$19,992,217	\$19,646,037	1.8%	\$68,100,567	\$39,502,812	72.4%
List/Sell Ratio	94.71%	94.41%		94.19%	95.23%	-1.1%
Days to Sell	157	246	-36.3%	184	241	-23.8%
Active Listings	767	825	-7.0%			

ZONE OB TOTALS

Units Listed	20	18	11.1%	40	48	-16.7%
Units Sold	2	6	-66.7%	15	13	15.4%
Sales Dollars	\$650,000	\$1,800,000	-63.9%	\$2,690,902	\$3,700,500	-27.3%
List/Sell Ratio	94.93%	93.23%		94.77%	89.71%	5.6%
Days to Sell	244	162	50.8%	188	139	35.0%
Active Listings	91	119	-23.5%			

GRAND TOTALS

Units Listed	1526	1549	-1.5%	3965	3802	4.3%
Units Sold	896	981	-8.7%	2311	2257	2.4%
Sales Dollars	\$271,149,138	\$232,202,949	16.8%	\$680,636,116	\$520,786,191	30.7%
List/Sell Ratio	96.22%	94.68%		96.22%	94.68%	1.6%
Days to Sell	99	102	-2.9%	99	102	-2.9%
Active Listings	4278	4294	-0.4%			

SHUSWAP ZONE QUICK SUMMARY March 31, 2006

	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>
March-06	98	\$19,992,217	39	\$9,308,650	208	767
February-06	97	\$27,976,900	34	\$7,895,300	158	693
March-05	120	\$19,646,037	44	\$8,383,602	214	825

The Shuswap Zone has 100 Members. The average number of listings-per-licensee is 7.7

<u>Category</u>	<u>Sales</u>	<u>New Listings</u>	<u>Current Inventory</u>	<u>Sell/Inv. Ratio</u>	<u>Days To Sell</u>
ACREAGE	3	15	47	6.38%	88
ACREAGE/HOUSE	7	24	69	10.14%	92
LOTS	20	34	151	13.25%	99
RESIDENTIAL	39	68	168	23.21%	57

Average House Price	\$235,235	Median House Price	\$247,250
The Average and Median Price are the Year to Date Figures			

MEMBERSHIP INFORMATION

	TOTAL NUMBER OF MEMBERS March 31/06	TOTAL NUMBER OF MEMBERS March 31/05	CHANGE BY NUMBER	CHANGE BY %
ALL ZONES	1024	919	105	11.43%
CENTRAL ZONE	643	566	77	13.60%
NORTH ZONE	281	263	18	6.84%
SHUSWAP ZONE	100	90	10	11.11%

CURRENT

MANAGING BROKERS	82
SALES REPS	861
PROPERTY MGMNT	17
ASSOCIATE BROKERS	63
EXEMPTION MEMBER	1
TOTALS	1024

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Acreage						
Units Listed	15	14	7.1%	26	19	36.8%
Units Sold	3	4	-25.0%	15	13	15.4%
Sales Dollars	\$574,900	\$468,635	22.7%	\$2,740,900	\$1,303,235	110.3%
List/Sell \$ Ratio	86.97%	94.17%		92.34%	94.94%	
Days to Sell	88	766	-88.5%	192	357	-46.2%
Active Inventory	47	60	-21.7%			
Average Price	\$191,633	\$117,159	63.6%	\$182,727	\$100,249	82.3%
Median Price	\$125,000	\$95,818	30.5%	\$150,000	\$89,000	68.5%
Acreage with House						
Units Listed	24	27	-11.1%	55	59	-6.8%
Units Sold	7	14	-50.0%	21	23	-8.7%
Sales Dollars	\$2,429,900	\$4,461,400	-45.5%	\$8,911,650	\$6,695,525	33.1%
List/Sell \$ Ratio	96.26%	94.17%		92.34%	94.94%	
Days to Sell	92	90	2.2%	117	126	-7.1%
Active Inventory	69	83	-16.9%			
Average Price	\$347,129	\$318,671	8.9%	\$424,364	\$291,110	45.8%
Median Price	\$375,000	\$272,450	37.6%	\$325,000	\$260,000	25.0%
Acreage (Waterfront)						
Units Listed	1	2	-50.0%	1	5	-80.0%
Units Sold	0	0	0.0%	1	0	100.0%
Sales Dollars	\$0	\$0	0.0%	\$105,000	\$0	100.0%
List/Sell \$ Ratio	0.00%	0.00%		80.83%	0.00%	
Days to Sell	0	0	0.0%	309	0	100.0%
Active Inventory	2	8	-75.0%			
Average Price	\$0	\$0	0.0%	\$105,000	\$0	100.0%
Median Price	\$0	\$0	0.0%	\$105,000	\$0	100.0%
Business						
Units Listed	15	8	87.5%	25	20	25.0%
Units Sold	1	0	100.0%	4	1	300.0%
Sales Dollars	\$989,000	\$0	100.0%	\$2,069,000	\$350,000	491.1%
List/Sell \$ Ratio	116.49%	0.00%		94.78%	97.22%	
Days to Sell	366	0	100.0%	224	270	-17.0%
Active Inventory	54	46	17.4%			
Average Price	\$989,000	\$0	100.0%	\$517,250	\$350,000	47.8%
Median Price	\$989,000	\$0	100.0%	\$477,500	\$350,000	36.4%
Condo (Townhouse)						
Units Listed	5	3	66.7%	13	7	85.7%
Units Sold	8	5	60.0%	22	11	100.0%
Sales Dollars	\$1,909,467	\$1,034,900	84.5%	\$5,497,567	\$1,877,900	192.8%
List/Sell \$ Ratio	98.18%	98.45%		99.13%	97.68%	96.7%
Days to Sell	132	170	-22.4%	166	114	45.6%
Active Inventory	55	27	103.7%			
Average Price	\$238,683	\$206,980	15.3%	\$249,889	\$170,718	46.4%
Median Price	\$226,625	\$165,000	37.3%	\$233,750	\$196,775	18.8%
Condo (Apt)						
Units Listed	13	8	100.0%	20	20	0.0%
Units Sold	3	3	0.0%	8	7	14.3%
Sales Dollars	\$946,500	\$276,000	242.9%	\$2,057,400	\$710,000	189.8%
List/Sell \$ Ratio	97.53%	95.49%		98.04%	95.55%	
Days to Sell	103	62	66.1%	68	112	-39.3%
Active Inventory	61	41	48.8%			
Average Price	\$315,500	\$92,000	242.9%	\$257,175	\$101,429	153.6%
Median Price	\$320,000	\$104,000	207.7%	\$223,700	\$165,000	35.6%

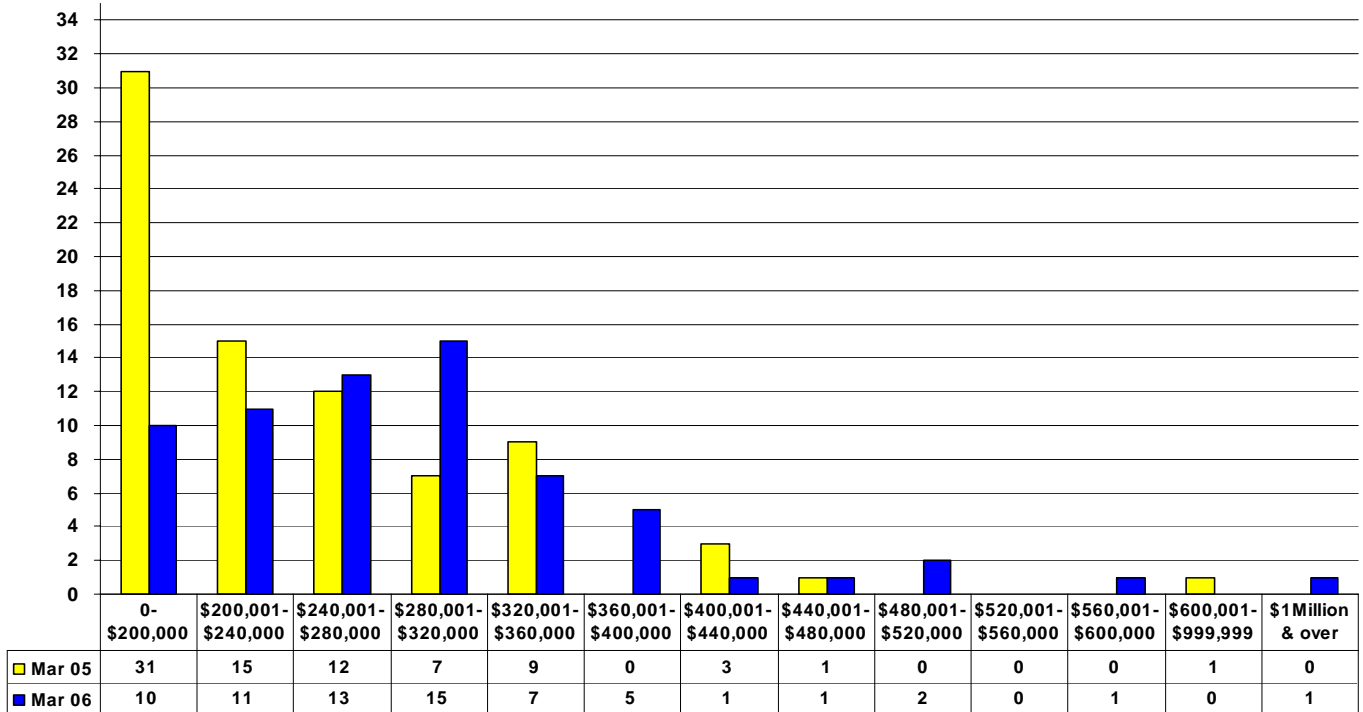
	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Duplex						
Units Listed	0	1	-100.0%	3	2	50.0%
Units Sold	1	1	0.0%	3	1	100.0%
Sales Dollars	\$100,000	\$178,000	-43.8%	\$303,000	\$178,000	100.0%
List/Sell \$ Ratio	87.72%	99.44%		92.10%	99.44%	
Days to Sell	122	115	6.1%	110	115	-4.3%
Active Inventory	3	0	100.0%			
Average Price	\$100,000	\$178,000	-43.8%	\$101,000	\$178,000	-43.3%
Median Price	\$100,000	\$178,000	-43.8%	\$100,000	\$188,750	-47.0%
Farms						
Units Listed	2	0	100.0%	8	3	166.7%
Units Sold	1	0	100.0%	2	0	100.0%
Sales Dollars	\$240,000	\$0	100.0%	\$1,570,000	\$0	100.0%
List/Sell \$ Ratio	97.17%	0.00%		94.45%	0.00%	
Days to Sell	142	0	100.0%	143	0	100.0%
Active Inventory	13	9	44.4%			
Average Price	\$0	\$0	100.0%	\$785,000	\$0	100.0%
Median Price	\$240,000	\$0	100.0%	\$785,000	\$0	100.0%
IC&I						
Units Listed	6	4	50.0%	13	10	30.0%
Units Sold	3	2	50.0%	7	7	0.0%
Sales Dollars	\$659,000	\$485,000	35.9%	\$4,122,000	\$2,478,400	66.3%
List/Sell \$ Ratio	88.11%	96.94%		89.57%	94.84%	
Days to Sell	617	111	455.9%	366	356	2.8%
Active Inventory	31	29	6.9%			
Average Price	\$219,667	\$242,500	-9.4%	\$588,857	\$354,057	66.3%
Median Price	\$239,000	\$242,500	-1.4%	\$260,000	\$275,000	-5.5%
IC&I Land						
Units Listed	2	3	-33.3%	5	11	-54.5%
Units Sold	0	2	-100.0%	3	2	50.0%
Sales Dollars	\$0	\$635,000	-100.0%	\$4,580,000	\$635,000	621.3%
List/Sell \$ Ratio	0.00%	90.69%		96.80%	90.69%	
Days to Sell	0	797	-100.0%	355	797	-55.5%
Active Inventory	25	29	-13.8%			
Average Price	\$0	\$317,500	-100.0%	\$1,526,667	\$317,500	380.8%
Median Price	\$0	\$317,500	-100.0%	\$795,000	\$317,500	150.4%
Lots						
Units Listed	33	21	57.1%	103	46	123.9%
Units Sold	20	30	-33.3%	51	52	-1.9%
Sales Dollars	\$1,582,900	\$1,265,200	25.1%	\$3,706,650	\$2,258,400	64.1%
List/Sell \$ Ratio	94.19%	93.39%		93.36%	94.06%	
Days to Sell	109	358	-69.6%	146	309	-52.8%
Active Inventory	141	186	-24.2%			
Average Price	\$79,145	\$42,173	87.7%	\$72,679	\$43,431	67.3%
Median Price	\$71,000	\$42,000	69.0%	\$72,000	\$42,000	71.4%
Leases						
Units Listed	2	0	100.0%	5	10	-50.0%
Units Sold	0	0	0.0%	0	0	0.0%
Sales Dollars	\$0	\$0	0.0%	\$0	\$0	0.0%
Days to Sell	0	0	0.0%	0	0	0.0%
Active Inventory	14	21	-33.3%			
Average Price	\$0	\$0	0.0%	\$0	\$0	0.0%
Median Price	\$0	\$0	0.0%	\$0	\$0	0.0%

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Lots (Waterfront)						
Units Listed	0	7	-100.0%	2	8	-75.0%
Units Sold	0	3	0.0%	1	4	0.0%
Sales Dollars	\$0	\$613,500	0.0%	\$219,000	\$718,500	0.0%
List/Sell \$ Ratio	0.00%	85.56%		100.00%	96.42%	
Days to Sell	0	167	0.0%	138	201	-31.3%
Active Inventory	8	16	-50.0%			
Average Price	\$0	\$0	0.0%	\$0	\$0	0.0%
Median Price	\$0	\$192,500	0.0%	\$219,000	\$46,000	0.0%
Multi-Family						
Units Listed	1	2	-50.0%	4	4	0.0%
Units Sold	0	0	0.0%	4	3	33.3%
Sales Dollars	\$0	\$0	0.0%	\$2,579,000	\$928,000	177.9%
List/Sell \$ Ratio	0.00%	0.00%		97.71%	97.55%	
Days to Sell	0	0	0.0%	367	333	10.2%
Active Inventory	6	6	0.0%			
Average Price	\$0	\$0	0.0%	\$0	\$309,333	-100.0%
Median Price	\$0	\$0	0.0%	\$584,500	\$339,500	72.2%
Multi Family (Triplex/Fourplex)						
Units Listed	0	0	0.0%	0	0	0.0%
Units Sold	0	0	0.0%	0	0	0.0%
Sales Dollars	\$0	\$0	0.0%	\$0	\$0	0.0%
List/Sell \$ Ratio	0.00%	0.00%		0.00%	0.00%	
Days to Sell	0	0	0.0%	0	0	0.0%
Active Inventory	1	0	0.0%			
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	24	-58.3%	32	40	-20.0%
Units Sold	10	9	11.1%	25	21	19.0%
Sales Dollars	\$462,400	\$274,900	68.2%	\$1,227,300	\$766,450	60.1%
List/Sell \$ Ratio	88.74%	88.51%		90.33%	87.74%	
Days to Sell	104	177	-41.2%	77	117	-34.2%
Active Inventory	32	67	-52.2%			
Average Price	\$46,240	\$30,544	51.4%	\$49,092	\$36,498	34.5%
Median Price	\$37,750	\$31,250	20.8%	\$43,500	\$37,500	16.0%
Recreational Property						
Units Listed	4	4	0.0%	6	6	0.0%
Units Sold	1	0	100.0%	3	1	200.0%
Sales Dollars	\$150,000	\$0	100.0%	\$437,000	\$70,000	524.3%
List/Sell \$ Ratio	83.38%	0.00%		92.70%	0.00%	
Days to Sell	43	0	100.0%	88	0	100.0%
Active Inventory	13	8	62.5%			
Average Price	\$150,000	\$0	100.0%	\$145,667	\$70,000	108.1%
Median Price	\$150,000	\$0	100.0%	\$150,000	\$70,000	114.3%
Residential						
Units Listed	68	79	-13.9%	174	171	1.8%
Units Sold	39	44	-11.4%	96	94	2.1%
Sales Dollars	\$9,308,650	\$8,383,602	11.0%	\$22,582,600	\$17,130,502	31.8%
List/Sell \$ Ratio	96.63%	96.28%		96.81%	95.50%	
Days to Sell	57	89	-36.0%	75	10800.00%	-30.6%
Active Inventory	168	170	-1.2%			
Average Price	\$238,683	\$190,536	25.3%	\$235,235	\$182,239	29.1%
Median Price	\$258,000	\$191,250	34.9%	\$247,250	\$177,250	39.5%

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Residential (Waterfront)						
Units Listed	7	7	0.0%	15	14	7.1%
Units Sold	1	3	-66.7%	10	7	42.9%
Sales Dollars	\$639,500	\$1,569,900	-59.3%	\$5,392,500	\$3,402,900	58.5%
List/Sell \$ Ratio	99.92%	96.54%		97.17%	95.38%	
Days to Sell	60	47	27.7%	181	59	206.8%
Active Inventory	23	19	21.1%			
Average Price	\$639,500	\$523,300	22.2%	\$539,250	\$486,129	10.9%
Median Price	\$639,500	\$545,000	17.3%	\$432,500	\$545,000	-20.6%
Timeshares						
Units Listed	0	0	0.0%	0	0	0.0%
Units Sold	0	0	0.0%	0	0	0.0%
Sales Dollars	\$0	\$0	0.0%	\$0	\$0	0.0%
List/Sell Ratio	0.00%	0.00%		0.00%	0.00%	
Days to Sell	0	0	0.0%	0	0	0.0%
Active Inventory	1	0	100.0%			
Average Price	\$0	\$0	0.0%	\$0	\$0	0.0%
Median Price	\$0	\$0	0.0%	\$0	\$0	0.0%
SHUSWAP DIVISION - TOTALS						
Units Listed	208	214	-2.8%	510	455	12.1%
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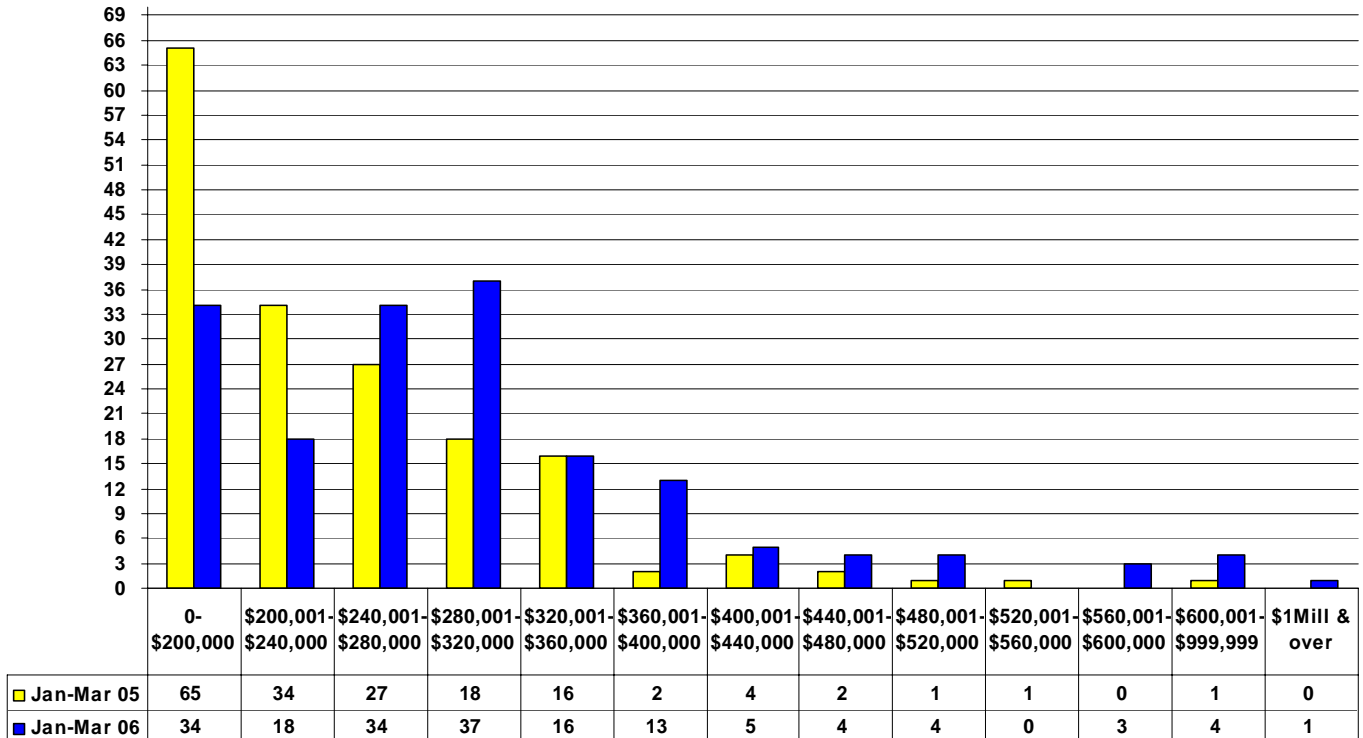
Shuswap Zone - Single Family Residential March 2006
Monthly Listings By Price Range - Single Family Dwellings Only

■ Mar 05 ■ Mar 06



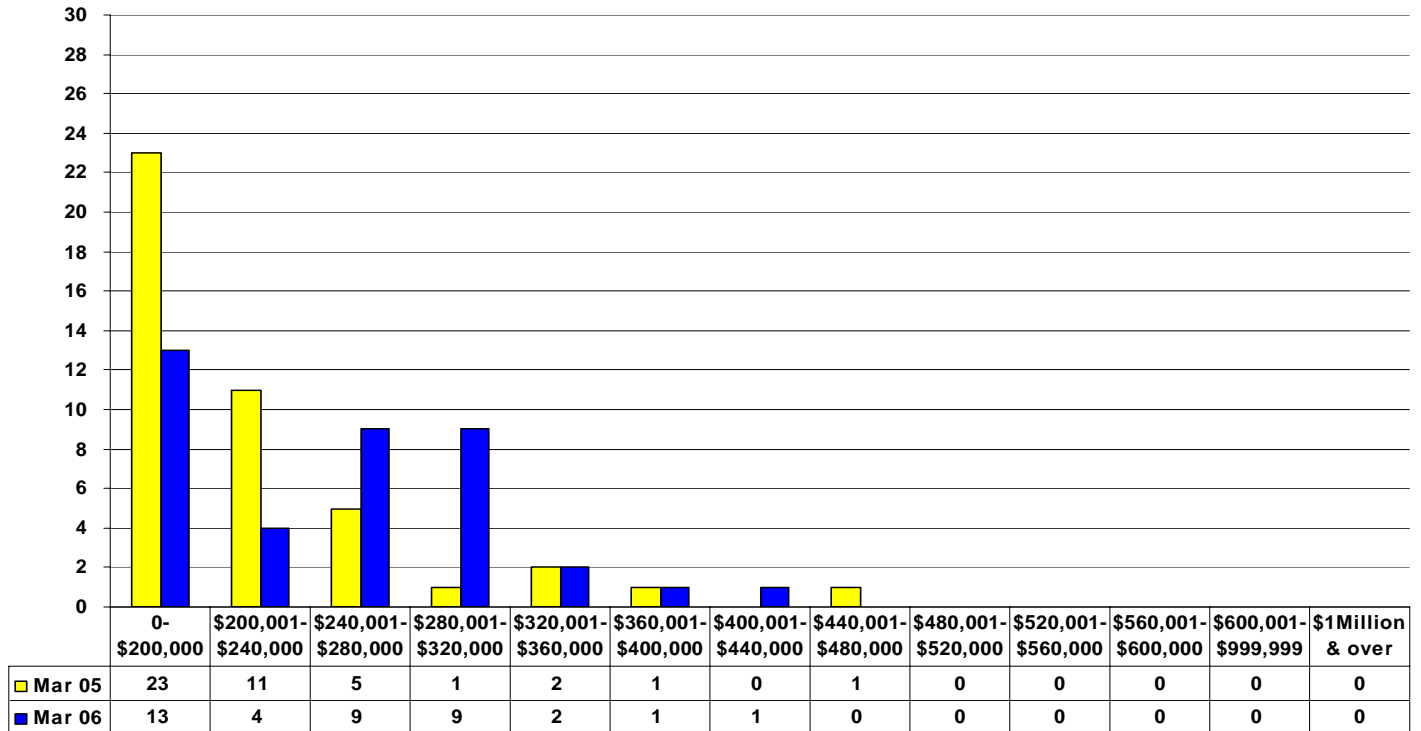
Shuswap Zone - Single Family Residential 2005 vs 2006
Listings Taken By Price Range - Single Family Dwellings Only

■ Jan-Mar 05 ■ Jan-Mar 06

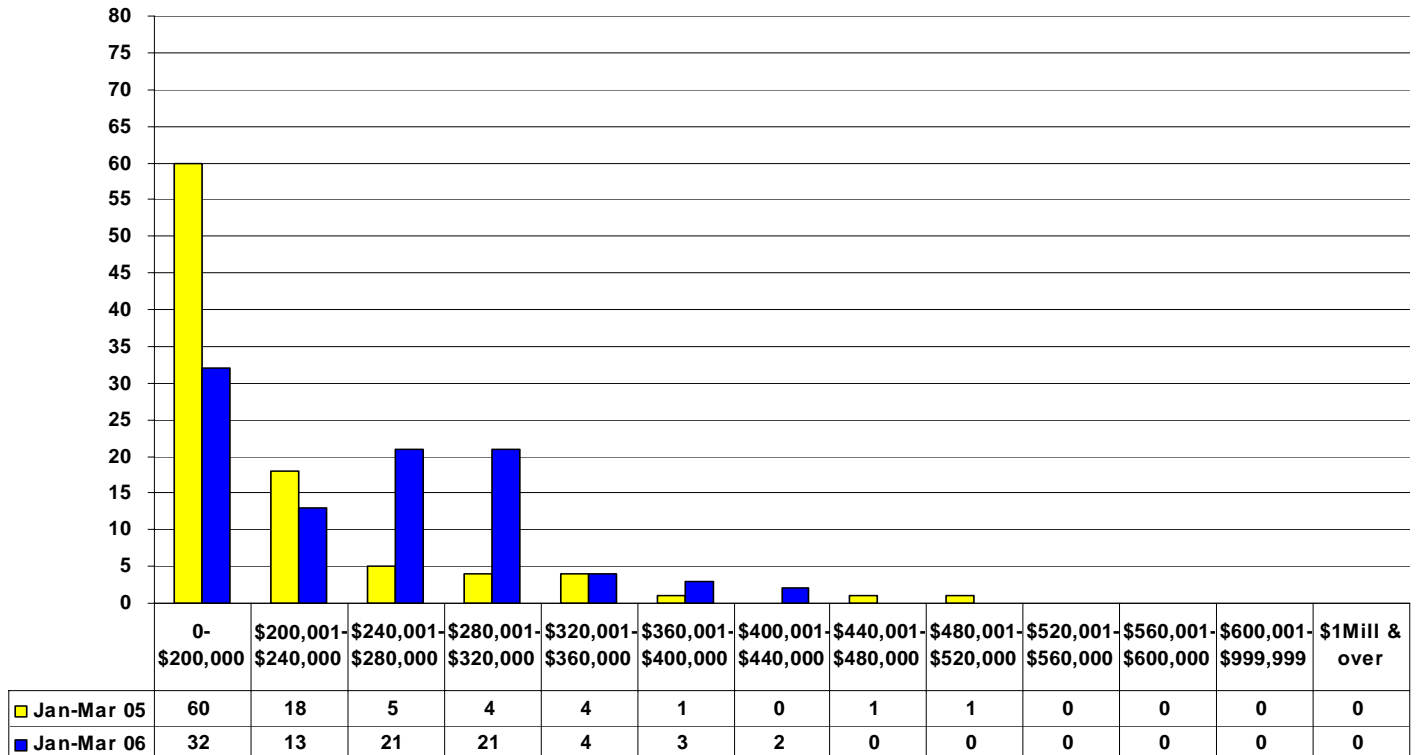


Shuswap Zone - Single Family Residential March 2006
Monthly Sales by Price Range - Single Family Dwellings Only

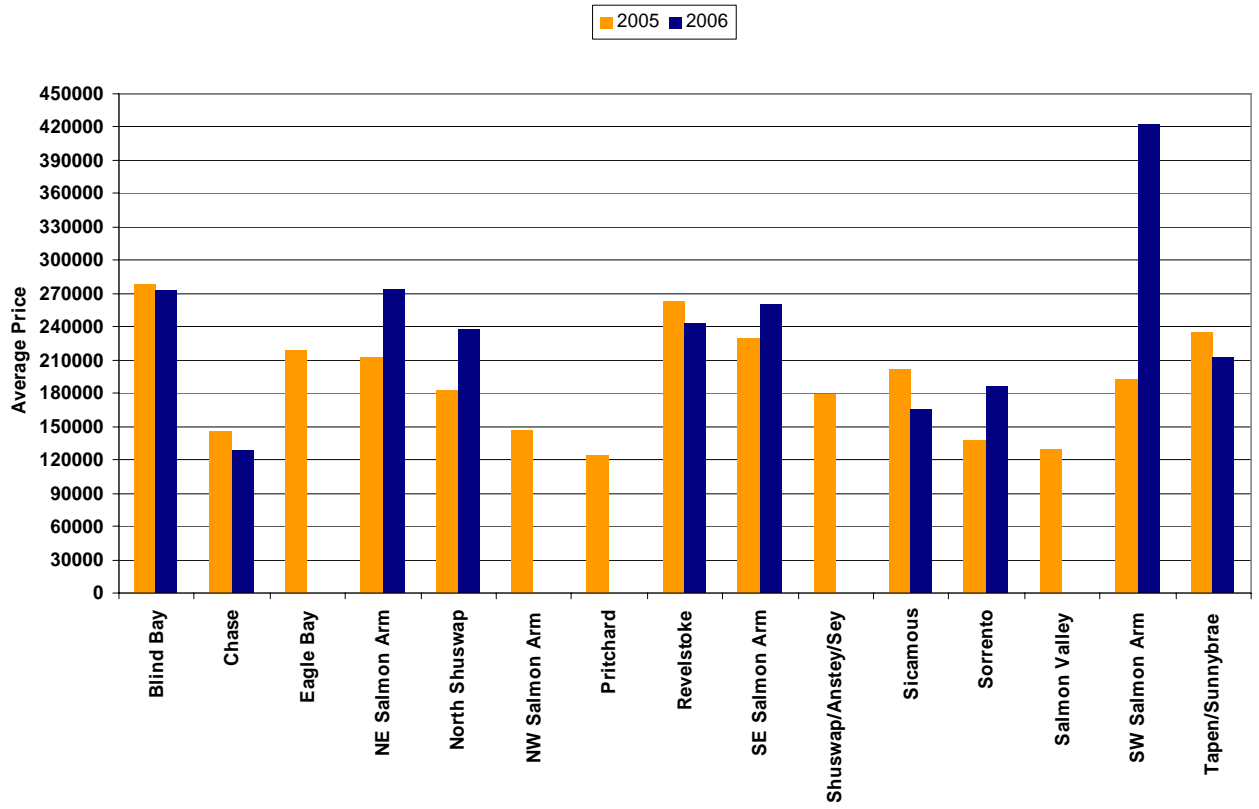
■ Mar 05 ■ Mar 06



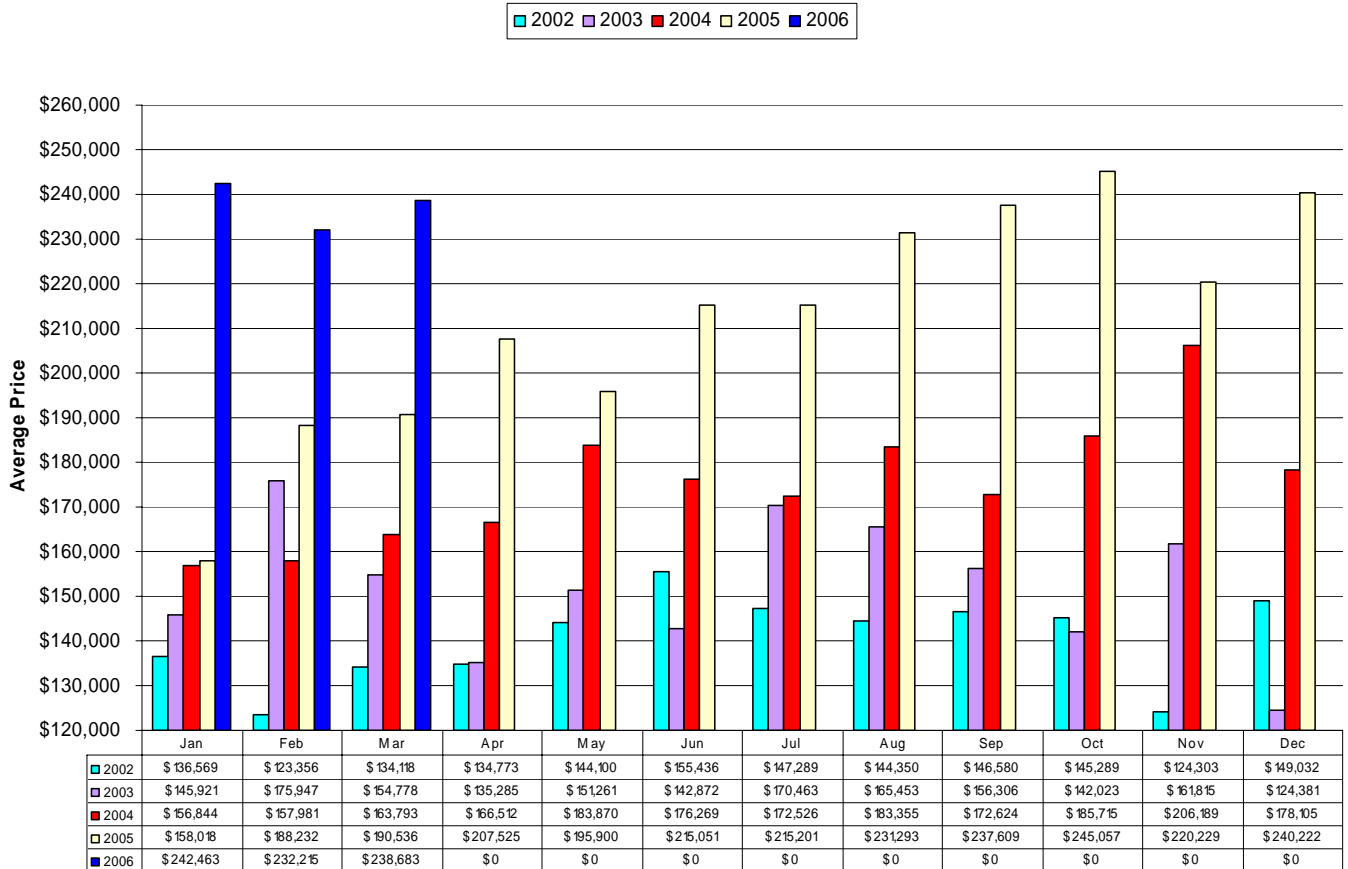
Shuswap Zone - Single Family Residential 2005 vs 2006
Number of Solds by Price Range - Single Family Dwellings Only



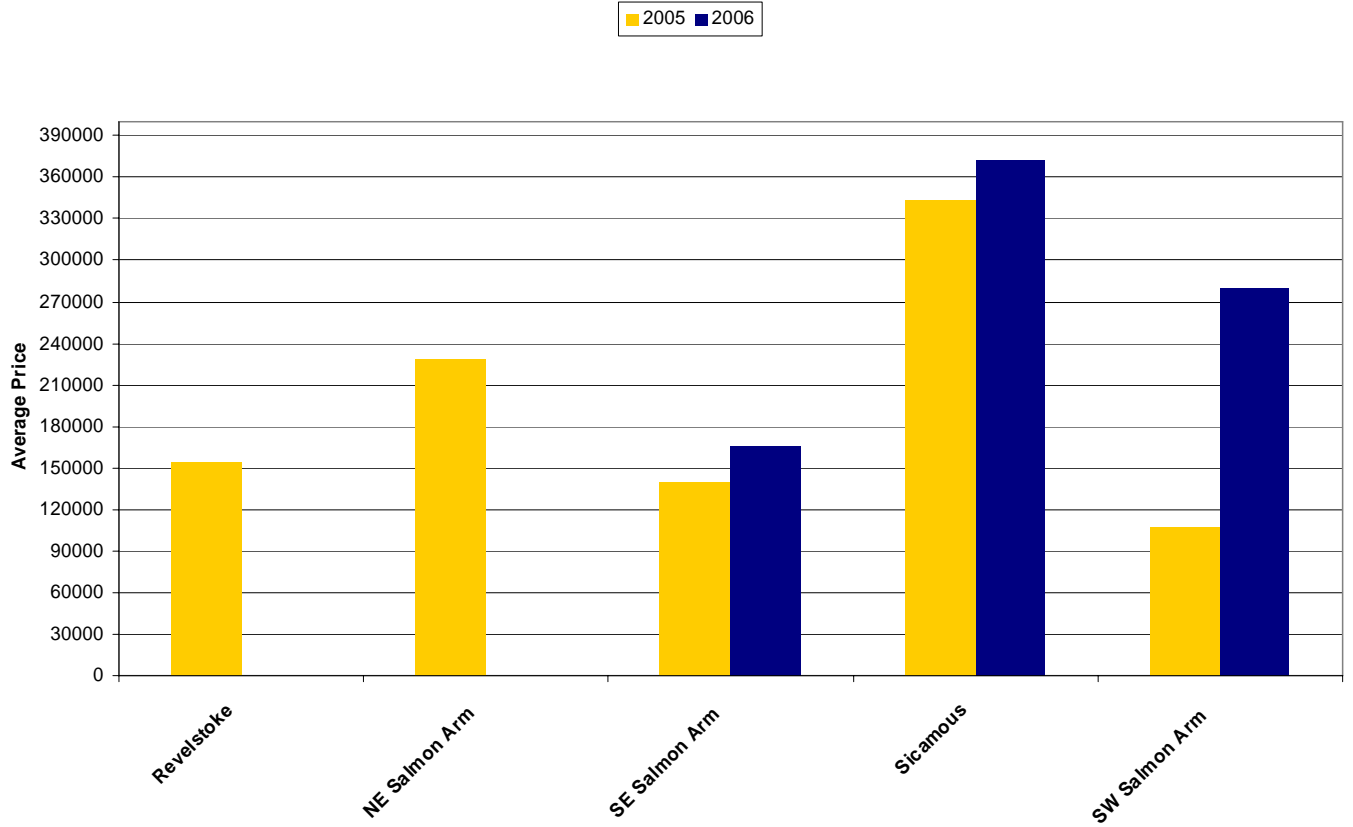
Shuswap Zone Residential Sub Area Average Price - 2005 vs 2006 Residential Single Family Only



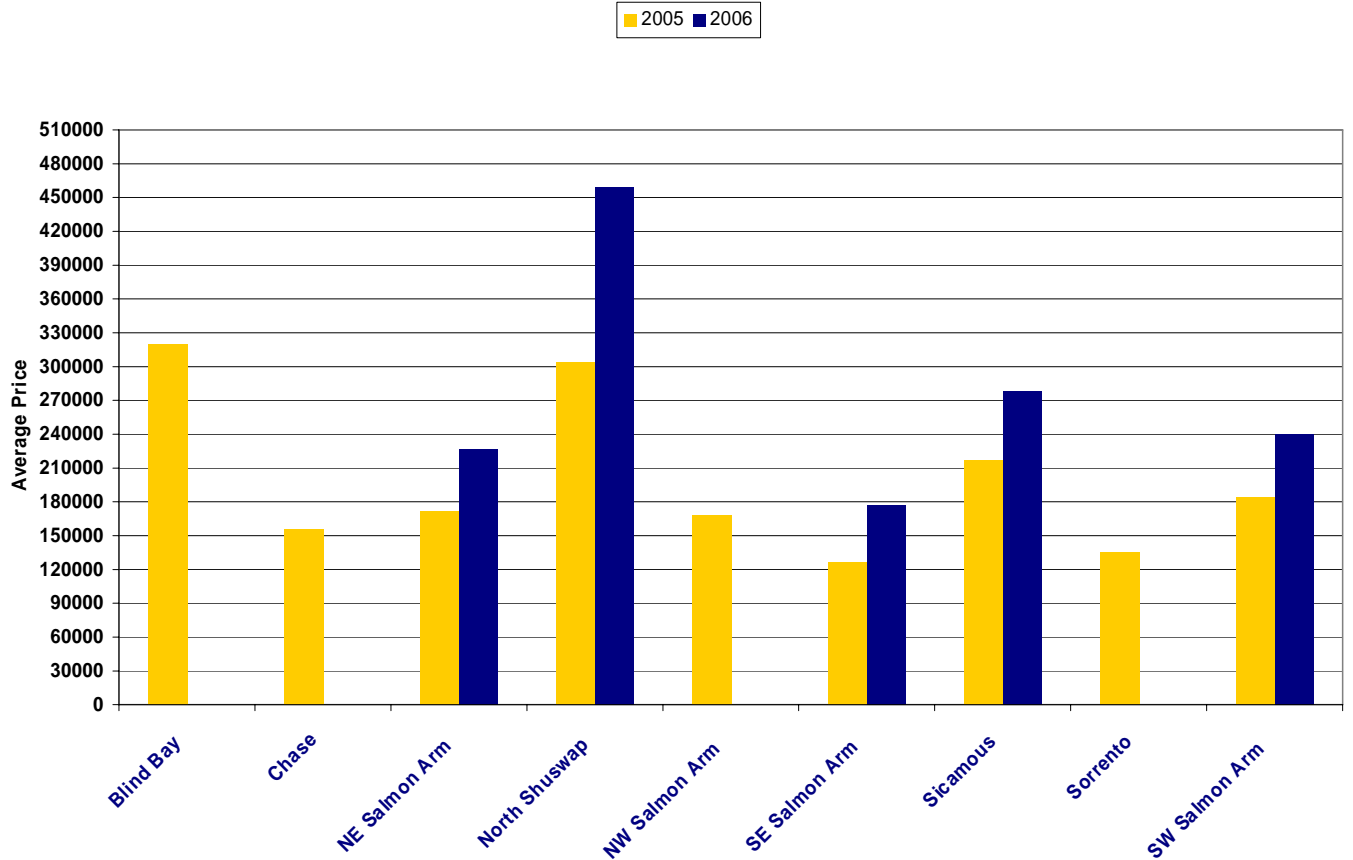
Shuswap Zone Single Family Residential Average Prices 2002 to 2006



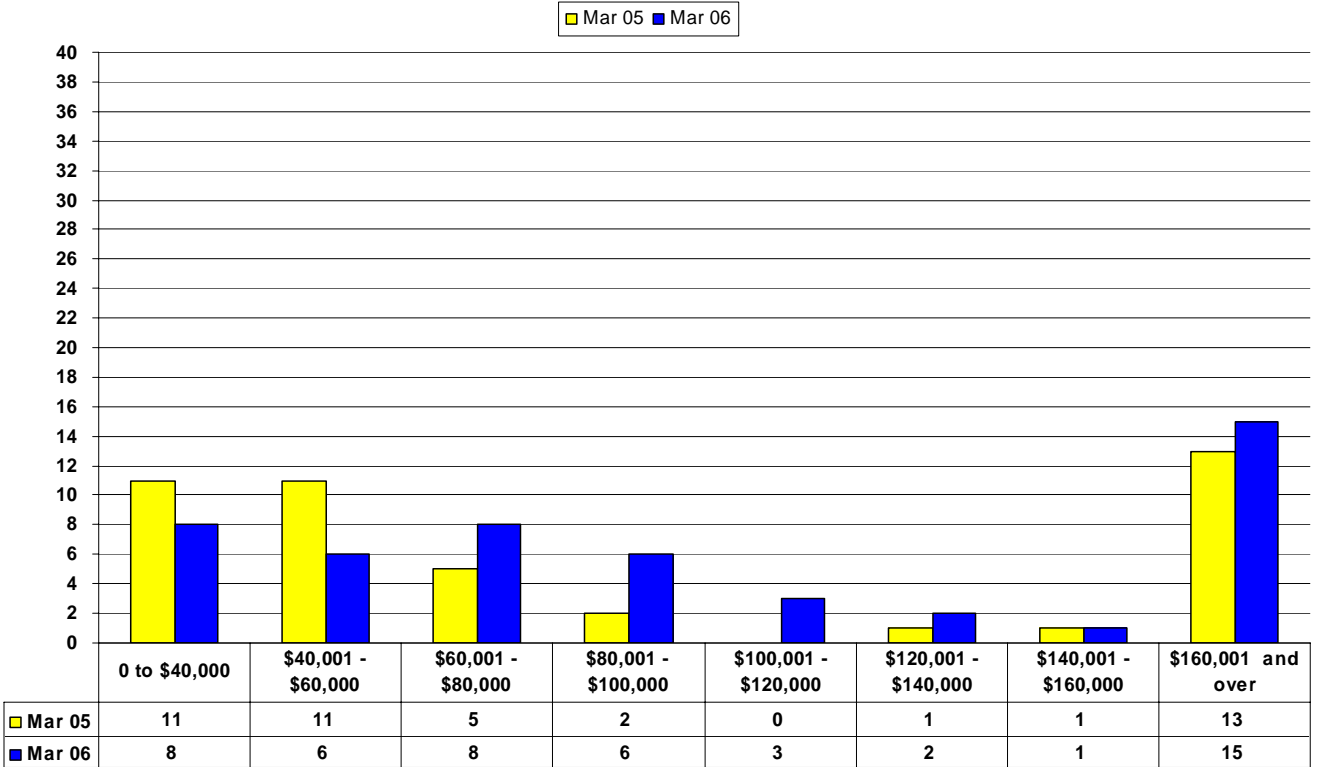
Shuswap Zone Condo Sub Area Average Price - 2005 vs 2006



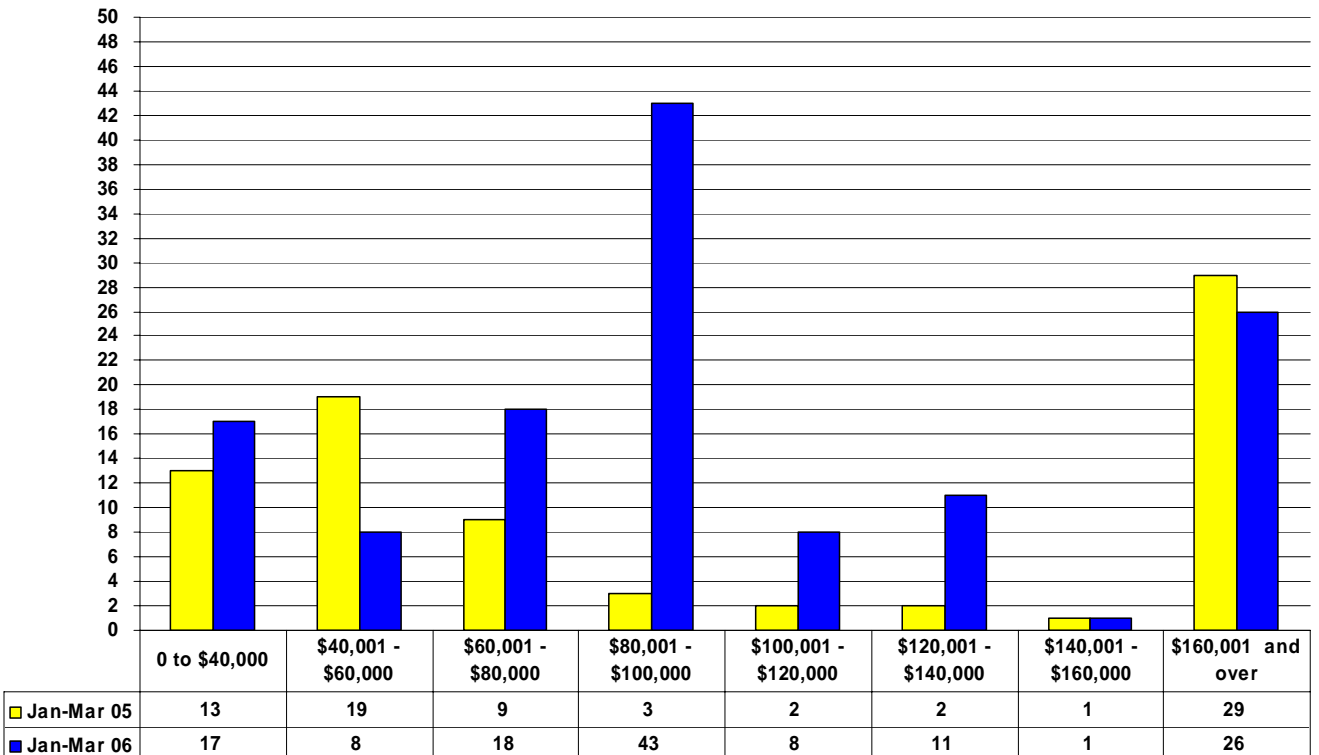
Shuswap Zone Townhouse Sub Area Average Price - 2006 vs 2005



Shuswap Zone - March 2006
Monthly Listing Comparison By Price Range -
Lots, Lots Waterfront, Acreage and Acreage Waterfront



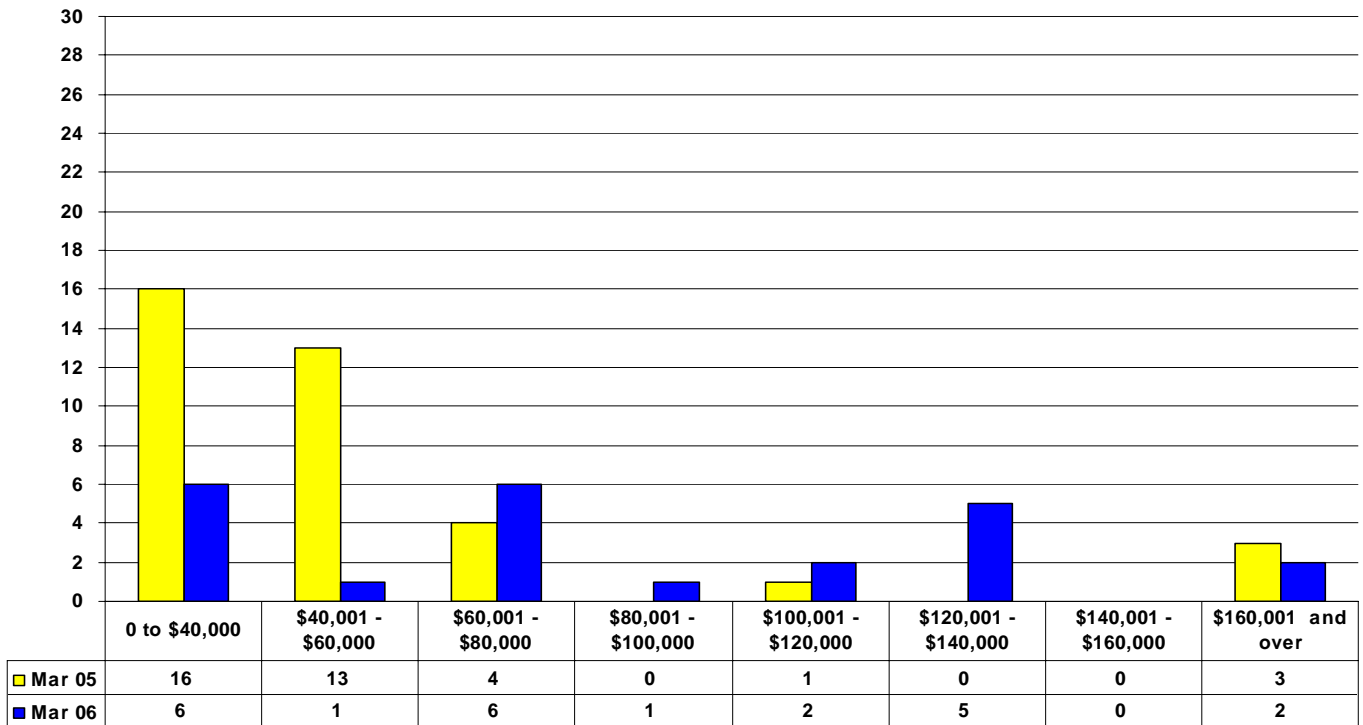
Shuswap Zone - Lots 2005 vs 2006
Listings Taken By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront



Shuswap Zone - March 2006

Monthly Sales By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront

Mar 05 Mar 06



Shuswap Zone - Lots 2005 vs 2006

Sales By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront

