

NORTH OKANAGAN DIVISION

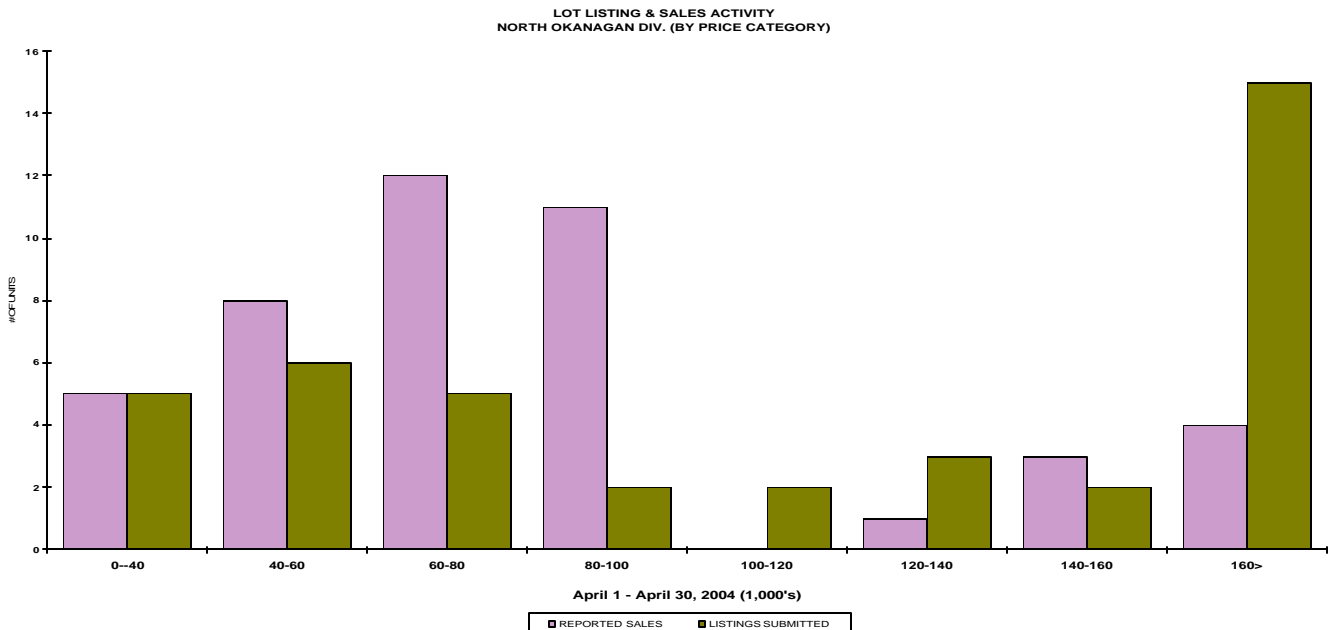
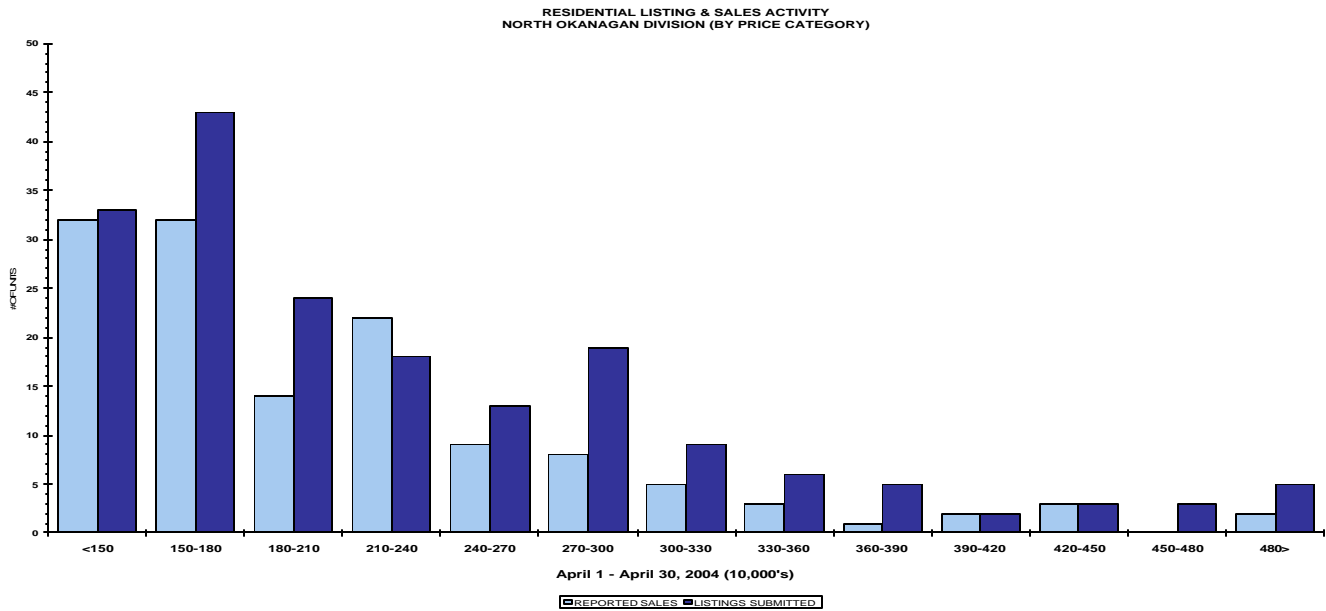
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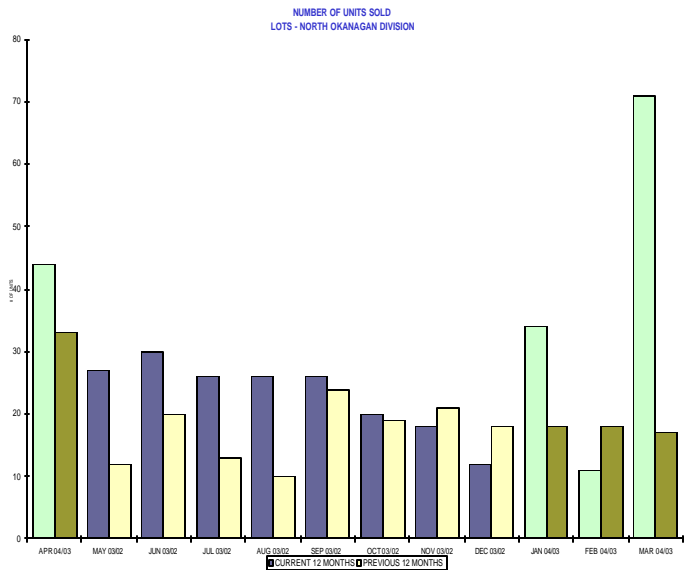
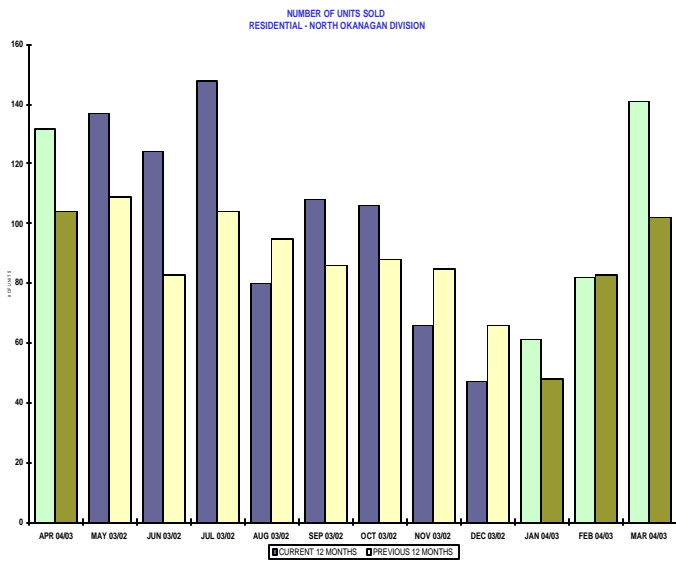
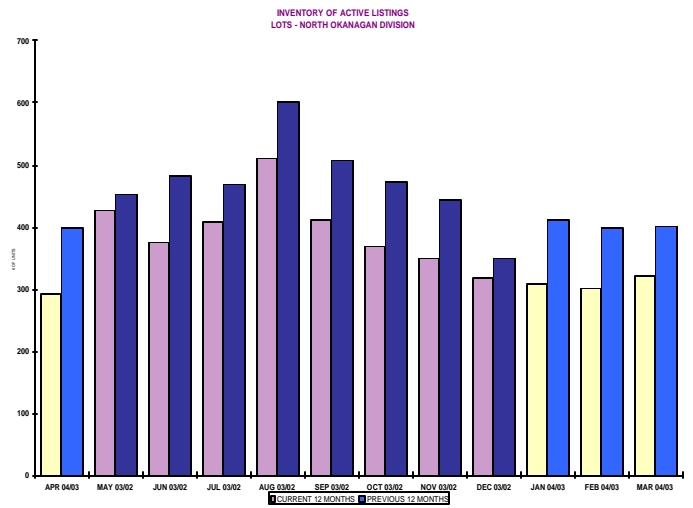
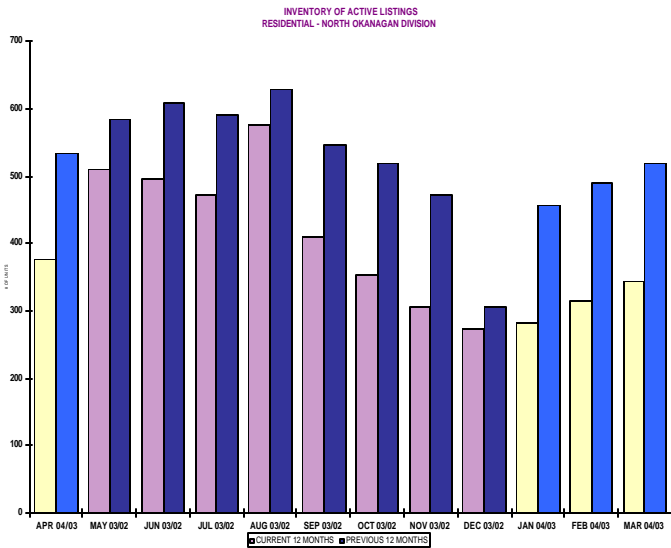
April 2004

QUICK SUMMARY

	TOTAL SALES VOLUME		RESIDENTIAL SALES		TOTAL LISTINGS	
	# of Units	\$ Value	# of Units	\$ Value	Listings Taken	Inventory
April 2004	294	\$56,730,982	132	\$27,374,400	431	1,356
March 2004	269	\$50,257,819	141	\$27,174,011	440	1,303
April 2003	204	\$31,889,606	104	\$17,596,996	319	1,758

The average number of listings-per-licensee is 5.7





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April 2004

Category	Sales	New Listings	Current Inventory	Sell/Inv. Ratio	Days To Sell
ACREAGE	11	10	99	11.11%	252
ACREAGE/HOUSE	29	50	164	17.68%	174
CONDO/APT	23	21	43	53.49%	110
CONDO/TWNHSE	32	50	86	37.21%	73
LOTS	33	30	194	17.01%	257
RESIDENTIAL	132	184	376	35.11%	57

AVERAGE HOUSE PRICE \$207,382

MEDIAN HOUSE PRICE \$183,125

Lots Include: Acreage Waterfront, Lots and Lots Waterfront