

SHUSWAP DIVISION
MONTHLY STATISTICS

FOR

April 1 - 30, 2002

SHUSWAP DIVISION

STAT - O - GRAM

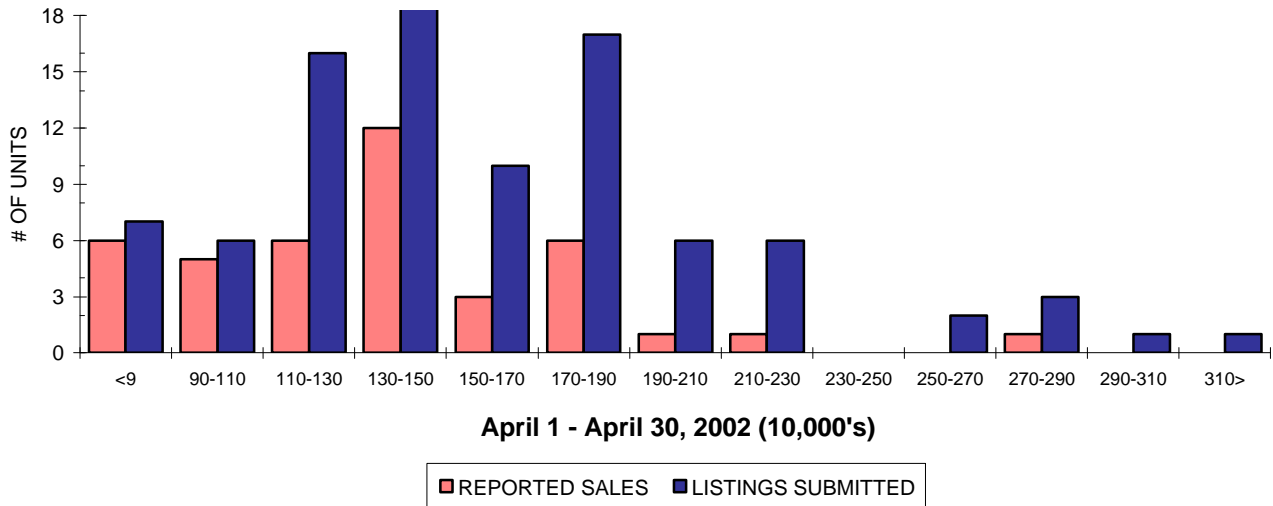
April 2002

QUICK SUMMARY

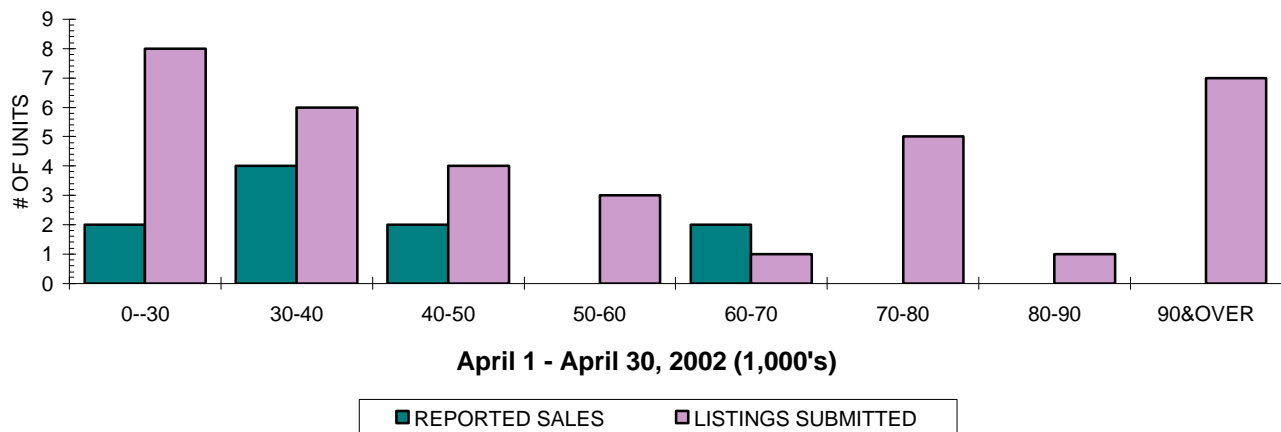
	TOTAL SALES VOLUME		RESIDENTIAL SALES		TOTAL LISTINGS	
	<u># of Units</u>	<u>\$ Value</u>	<u># of Units</u>	<u>\$ Value</u>	<u>Listings Taken</u>	<u>Inventory</u>
April 2002	79	\$10,567,727	41	\$5,525,700	214	1,685
March 2002	50	\$6,371,569	26	\$3,487,069	171	1,639
April 2001	60	\$6,842,850	25	\$3,079,000	314	1,904

The average of listings-per-licensee is 24.7

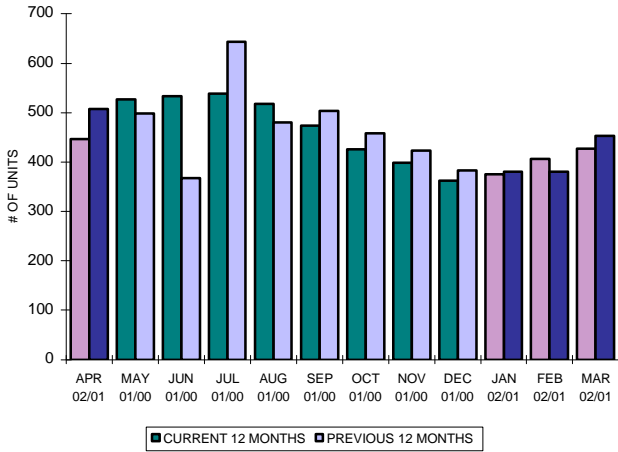
RESIDENTIAL LISTING & SALES ACTIVITY SHUSWAP DIVISION (BY PRICE CATEGORY)



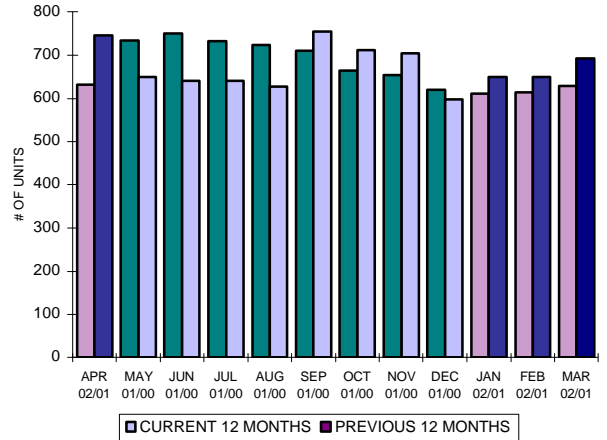
LOT LISTING & SALES ACTIVITY SHUSWAP DIVISION (BY PRICE CATEGORY)



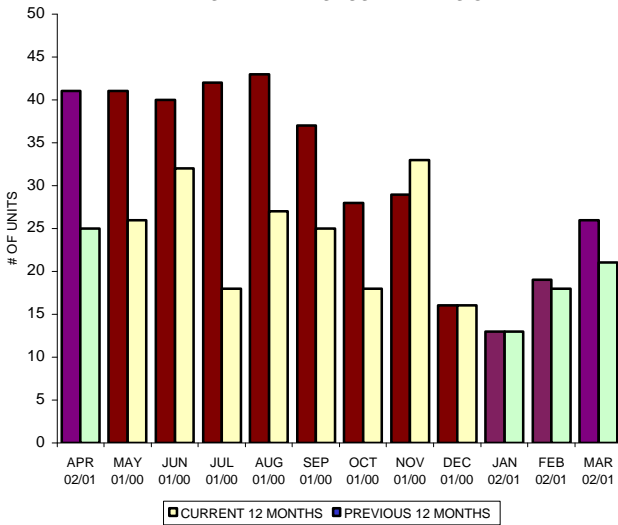
**INVENTORY OF ACTIVE LISTINGS
RESIDENTIAL - SHUSWAP DIVISION**



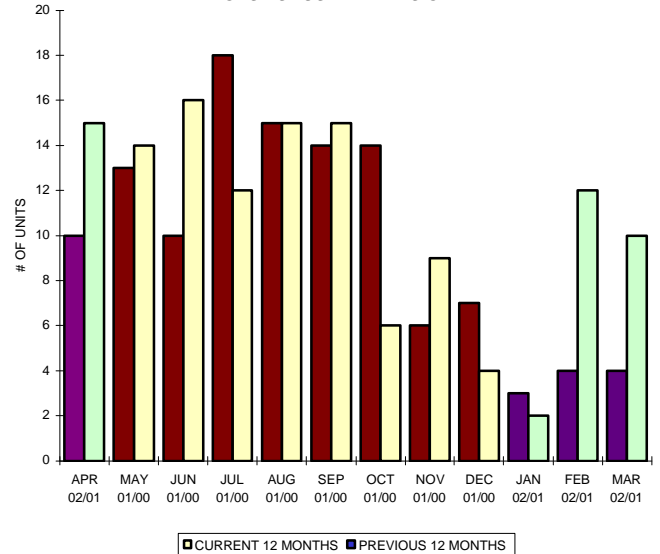
**INVENTORY OF ACTIVE LISTINGS
LOTS - SHUSWAP DIVISION**



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



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



SHUSWAP DIVISION

April 2002

Category	Sales	New Listings	Current Inventory	Sell/Inv. Ratio	Days To Sell
ACREAGE	2	8	91	1.98%	348
ACREAGE/HOUSE	6	36	169	1.95%	104
LOTS	8	27	541	0.97%	447
RESIDENTIAL	41	95	446	4.42%	193

AVERAGE HOUSE PRICE \$134,773

MEDIAN HOUSE PRICE \$139,900

Lots Include: Acreage Waterfront, Lots and Lots Waterfront

**COMPARATIVE ACTIVITY BY ZONE AS AT
April 30, 2002**

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
ZONE CO TOTALS						
Units Listed	785	737	6.5%	2764	2767	-0.1%
Units Sold	526	335	57.0%	1688	984	71.5%
Sales Dollars	112999148	56308337	100.7%	314427650	158895977	97.9%
List/Sell Ratio	95.43	92.35		94.57	92.62	
Days to Sell	90	110	-18.2%	106	117	-9.4%
Active Listings	2795	3148	-11.2%			
ZONE NO TOTALS						
Units Listed	392	366	7.1%	1229	1331	-7.7%
Units Sold	212	153	38.6%	575	410	40.2%
Sales Dollars	32875199	21816796	50.7%	84156220	56465234	49.0%
List/Sell Ratio	91.74	90.73		92.57	90.27	
Days to Sell	159	158	0.6%	160	171	-6.4%
Active Listings	2011	1873	7.4%			
ZONE SH TOTALS						
Units Listed	214	309	-30.7%	676	798	-15.3%
Units Sold	79	60	31.7%	205	184	11.4%
Sales Dollars	10567727	7163450	47.5%	29214758	25521335	14.5%
List/Sell Ratio	90.77	88.39		90.23	88.68	
Days to Sell	177	263	-32.7%	204	226	-9.7%
Active Listings	1685	1569	7.4%			
ZONE OB TOTALS						
Units Listed	19	8	137.5%	86	70	22.9%
Units Sold	0	4	-100.0%	3	8	-62.5%
Sales Dollars	0	1380000	-100.0%	1236000	3115000	-60.3%
List/Sell Ratio	74.39	73.64		87.03	85.34	
Days to Sell	140	106	100.0%	115	165	-30.3%
Active Listings	163	117	39.3%			
GRAND TOTALS						
Units Listed	1410	1420	-0.7%	4755	4966	-4.2%
Units Sold	817	552	48.0%	2471	1586	55.8%
Sales Dollars	156442074	86668583	80.5%	429034628	243997546	75.8%
List/Sell Ratio	94.26	91.40		93.77	91.51	
Days to Sell	111	140	-20.7%	125	144	-13.2%
Active Listings	6654	6707	-0.8%			

LICENSEES
April 30, 2002

	TOTAL NUMBER OF LICENSEES	TOTAL NUMBER OF LICENSEES	CHANGE BY NUMBER	CHANGE BY %
	April 30/02	April 30/01		
ALL DIVISIONS	667	671	-4	-0.60%
CENTRAL OK DIV.	421	420	1	0.24%
NORTH OK DIV.	179	180	-1	-0.56%
SHUSWAP DIV.	68	71	-3	-4.23%
CURRENT MEMBERSHIP				
AGENT LICENSEES	73			
SALESPERSONS	527			
PROPERTY MANAGEMENT	9			
9:15 LICENCEE MEMBER	57			
EXEMPTION MEMBER	2			
TOTALS	668			

COMPARATIVE ACTIVITY BY PROPERTY TYPE

April 30, 2002

SHUSWAP

		CURRENT MONTH			YEAR TO DATE		
		THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Acreage							
	UNITS LISTED	8	17	-52.9%	26	47	-44.7%
	UNITS SOLD	2	2	0.0%	6	5	20.0%
	SALES DOLLARS	39000	88000	-55.7%	574500	288500	99.1%
	LIST/SELL RATIO	44.82	67.12		71.89	78.27	85.7%
	DAYS TO SELL	348	384	-9.4%	240	322	-25.5%
	ACTIVE INVENTORY	91	103	-11.7%			
	AVERAGE PRICE	\$19,500	\$44,000	-55.7%	\$95,750	\$57,700	65.9%
	MEDIAN PRICE	\$19,500	\$44,000	-55.7%	\$57,000	\$44,000	29.5%
Acreage with House							
	UNITS LISTED	36	26	38.5%	85	66	28.8%
	UNITS SOLD	6	2	200.0%	26	20	30.0%
	SALES DOLLARS	1067200	382500	179.0%	5282000	3426000	54.2%
	LIST/SELL RATIO	79.58	92.63		87.71	89.42	
	DAYS TO SELL	104	247	-57.9%	190	234	-18.8%
	ACTIVE INVENTORY	169	113	49.6%			
	AVERAGE PRICE	\$177,867	\$191,250	-7.0%	\$203,154	\$171,300	18.6%
	MEDIAN PRICE	\$139,100	\$191,250	-27.3%	\$173,750	\$170,500	1.9%
Acreage (Waterfront)							
	UNITS LISTED	3	0	100.0%	6	6	0.0%
	UNITS SOLD	1	1	0.0%	2	1	100.0%
	SALES DOLLARS	63601	140000	-54.6%	483601	140000	245.4%
	LIST/SELL RATIO	25.54	93.33		55.19	93.33	
	DAYS TO SELL	4	57	-93.0%	74	57	29.8%
	ACTIVE INVENTORY	16	16	0.0%			
	AVERAGE PRICE	\$63,601	\$140,000	-54.6%	\$241,801	\$140,000	72.7%
	MEDIAN PRICE	\$63,601	\$140,000	-54.6%	\$241,801	\$140,000	72.7%
Business							
	UNITS LISTED	4	13	-69.2%	22	34	-35.3%
	UNITS SOLD	2	3	-33.3%	4	5	-20.0%
	SALES DOLLARS	1350000	170900	689.9%	2313600	650900	255.4%
	LIST/SELL RATIO	94.35	84.39		84.94	81.16	
	DAYS TO SELL	345	101	241.6%	198	128	54.7%
	ACTIVE INVENTORY	57	47	21.3%			
	AVERAGE PRICE	\$675,000	\$56,967	1084.9%	\$578,400	\$130,180	344.3%
	MEDIAN PRICE	\$675,000	\$59,900	1026.9%	\$675,000	\$95,000	610.5%
Condo (Townhouse)							
	UNITS LISTED	4	12	-66.7%	19	32	-40.6%
	UNITS SOLD	3	4	-25.0%	8	11	-27.3%
	SALES DOLLARS	346500	502000	-31.0%	957000	1351535	-29.2%
	LIST/SELL RATIO	97.85	94.78		96.22	94.49	
	DAYS TO SELL	449	90	398.9%	294	259	13.5%
	ACTIVE INVENTORY	33	44	-25.0%			
	AVERAGE PRICE	\$115,500	\$125,500	-8.0%	\$119,625	\$122,867	-2.6%
	MEDIAN PRICE	\$118,500	\$124,000	-4.4%	\$120,750	\$122,500	-1.4%

COMPARATIVE ACTIVITY BY PROPERTY TYPE

April 30, 2002

SHUSWAP

		CURRENT MONTH			YEAR TO DATE		
		THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Condo (Apt)							
	UNITS LISTED	2	2	0.0%	25	12	108.3%
	UNITS SOLD	6	2	200.0%	11	10	10.0%
	SALES DOLLARS	512800	152000	237.4%	912100	918150	-0.7%
	LIST/SELL RATIO	93.68	87.32		96.38	91.88	
	DAYS TO SELL	175	604	-71.0%	172	326	-47.2%
	ACTIVE INVENTORY	58	50	16.0%			
	AVERAGE PRICE	\$85,467	\$76,000	12.5%	\$82,918	\$91,815	-9.7%
	MEDIAN PRICE	\$74,450	\$76,000	-2.0%	\$77,900	\$81,500	-4.4%
Duplex							
	UNITS LISTED	0	2	-100.0%	1	5	-80.0%
	UNITS SOLD	0	1	-100.0%	0	2	-100.0%
	SALES DOLLARS	0	135000	-100.0%	0	214500	-100.0%
	LIST/SELL RATIO	0.00	75.41		0.00	81.92	
	DAYS TO SELL	0	721	-100.0%	0	620	-100.0%
	ACTIVE INVENTORY	5	0	100.0%			
	AVERAGE PRICE	\$0	\$135,000	-100.0%	\$0	\$107,250	-100.0%
	MEDIAN PRICE	\$0	\$135,000	-100.0%	\$0	\$107,250	-100.0%
Farms							
	UNITS LISTED	4	2	100.0%	9	5	80.0%
	UNITS SOLD	1	1	0.0%	1	1	0.0%
	SALES DOLLARS	\$350,000	\$1,165,000	-70.0%	\$350,000	\$1,165,000	-70.0%
	LIST/SELL RATIO	43.80	105.90		43.80	105.90	
	DAYS TO SELL	368	377	-2.4%	368	377	-2.4%
	ACTIVE INVENTORY	21	19	10.5%			
	AVERAGE PRICE	\$350,000	\$1,165,000	-70.0%	\$350,000	\$1,165,000	-70.0%
	MEDIAN PRICE	\$350,000	\$1,165,000	-70.0%	\$350,000	\$1,165,000	-70.0%
IC&I							
	UNITS LISTED	2	3	-33.3%	9	15	-40.0%
	UNITS SOLD	0	0	0.0%	1	1	0.0%
	SALES DOLLARS	0	0	0.0%	103050	210000	-50.9%
	LIST/SELL RATIO	0.00	0.00		103.05	84.33	
	DAYS TO SELL	0	0	0.0%	10	361	-97.2%
	ACTIVE INVENTORY	34	28	21.4%			
	AVERAGE PRICE	\$0	\$0	0.0%	\$103,050	\$210,000	-50.9%
	MEDIAN PRICE	\$0	\$0	0.0%	\$103,050	\$210,000	-50.9%
IC&I Land							
	UNITS LISTED	0	3	-100.0%	11	17	-35.3%
	UNITS SOLD	0	1	-100.0%	2	1	100.0%
	SALES DOLLARS	0	457500	-100.0%	328500	457500	-28.2%
	LIST/SELL RATIO	0.00	92.42		95.05	92.42	
	DAYS TO SELL	0	360	-100.0%	528	360	46.7%
	ACTIVE INVENTORY	47	60	-21.7%			
	AVERAGE PRICE	\$0	\$457,500	-100.0%	\$164,250	\$457,500	-64.1%
	MEDIAN PRICE	\$0	\$457,500	-100.0%	\$164,250	\$457,500	-64.1%

COMPARATIVE ACTIVITY BY PROPERTY TYPE

April 30, 2002

SHUSWAP

		CURRENT MONTH			YEAR TO DATE		
		THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Lots							
	UNITS LISTED	22	87	-74.7%	83	149	-44.3%
	UNITS SOLD	7	10	-30.0%	13	22	-40.9%
	SALES DOLLARS	297400	373400	-20.4%	709900	880750	-19.4%
	LIST/SELL RATIO	84.04	84.66		81.28	84.22	
	DAYS TO SELL	443	247	79.4%	585	300	95.0%
	ACTIVE INVENTORY	473	465	1.7%			
	AVERAGE PRICE	\$42,486	\$37,340	13.8%	\$54,608	\$40,034	36.4%
	MEDIAN PRICE	\$37,000	\$37,750	-2.0%	\$48,500	\$37,750	28.5%
Leases							
	UNITS LISTED	1	1	0.0%	5	8	-37.5%
	UNITS SOLD	2	0	100.0%	4	0	100.0%
	SALES DOLLARS	2	0	100.0%	4	0	100.0%
	LIST/SELL RATIO	100.00	0.00		100.00	0.00	
	DAYS TO SELL	200	0	100.0%	284	0	100.0%
	ACTIVE INVENTORY	23	31	-25.8%			
	AVERAGE PRICE	\$1	\$0	100.0%	\$1	\$0	100.0%
	MEDIAN PRICE	\$1	\$0	100.0%	\$1	\$0	100.0%
Lots (Waterfront)							
	UNITS LISTED	2	4	-50.0%	5	13	-61.5%
	UNITS SOLD	0	2	-100.0%	0	2	-100.0%
	SALES DOLLARS	0	388000	-100.0%	0	388000	-100.0%
	LIST/SELL RATIO	0.00	98.90		0.00	98.90	
	DAYS TO SELL	0	795	-100.0%	0	795	-100.0%
	ACTIVE INVENTORY	52	66	-21.2%			
	AVERAGE PRICE	\$0	\$194,000	-100.0%	\$0	\$194,000	-100.0%
	MEDIAN PRICE	\$0	\$194,000	-100.0%	\$0	\$194,000	-100.0%
Multi-Family							
	UNITS LISTED	1	2	-50.0%	4	8	-50.0%
	UNITS SOLD	0	0	0.0%	0	1	-100.0%
	SALES DOLLARS	0	0	-100.0%	0	2763000	-100.0%
	LIST/SELL RATIO	0.00	0.00		0.00	92.54	
	DAYS TO SELL	0	0	0.0%	0	1041	-100.0%
	ACTIVE INVENTORY	9	11	-18.2%			
	AVERAGE PRICE	\$0	\$0	0.0%	\$0	\$2,763,000	-100.0%
	MEDIAN PRICE	\$0	\$0	0.0%	\$0	\$273,000	-100.0%
Mobile Homes							
	UNITS LISTED	15	17	-11.8%	43	56	-23.2%
	UNITS SOLD	3	5	-40.0%	12	16	-25.0%
	SALES DOLLARS	82000	97750	-16.1%	388500	419750	-7.4%
	LIST/SELL RATIO	71.97	77.88		76.04	79.92	
	DAYS TO SELL	181	196	-7.7%	315	151	108.6%
	ACTIVE INVENTORY	85	78	9.0%			
	AVERAGE PRICE	\$27,333	\$19,550	39.8%	\$32,375	\$26,234	23.4%
	MEDIAN PRICE	\$32,000	\$17,250	85.5%	\$35,750	\$22,250	60.7%

COMPARATIVE ACTIVITY BY PROPERTY TYPE

April 30, 2002

SHUSWAP

		CURRENT MONTH			YEAR TO DATE		
		THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Residential							
	UNITS LISTED	95	103	-7.8%	293	284	3.2%
	UNITS SOLD	41	24	70.8%	99	76	30.3%
	SALES DOLLARS	5525700	2942100	87.8%	13131929	10038950	30.8%
	LIST/SELL RATIO	88.92	90.48		91.22	90.24	
	DAYS TO SELL	193	177	9.0%	144	182	-20.9%
	ACTIVE INVENTORY	446	381	17.1%			
	AVERAGE PRICE	\$134,773	\$122,588	9.9%	\$132,646	\$132,091	0.4%
	MEDIAN PRICE	\$139,900	\$125,000	11.9%	\$135,000	\$129,000	4.7%
Residential (Waterfront)							
	UNITS LISTED	15	15	0.0%	30	41	-26.8%
	UNITS SOLD	5	2	150.0%	16	10	60.0%
	SALES DOLLARS	933524	169300	451.4%	3680074	2208800	66.6%
	LIST/SELL RATIO	72.69	66.32		82.10	86.87	
	DAYS TO SELL	243	475	-48.8%	248	196	26.5%
	ACTIVE INVENTORY	66	57	15.8%			
	AVERAGE PRICE	\$186,705	\$84,650	120.6%	\$230,005	\$220,880	4.1%
	MEDIAN PRICE	\$225,000	\$84,650	165.8%	\$227,500	\$252,500	-9.9%
SHUSWAP TOTALS							
	UNITS LISTED	214	309	-30.7%	676	798	-15.3%
	UNITS SOLD	79	60	31.7%	205	184	11.4%
	SALES DOLLARS	10567727	7163450	47.5%	29214758	25521335	14.5%
	LIST/SELL RATIO	90.77	88.39		90.23	88.68	
	DAYS TO SELL	177	263	-32.7%	204	226	-9.7%
	ACTIVE INVENTORY	1685	1569				

RESIDENTIAL LISTING / SALES ANALYSIS

April 30, 2002

SHUSWAP

Range	Mthly Listings Total	YTD Listings Total	Mthly Sales Total	YTD Sales Total
0 to 90000	7	29	6	17
90001 to 110000	6	27	5	13
110001 to 130000	16	43	6	13
130001 to 150000	20	54	12	26
150001 to 170000	10	37	3	13
170001 to 190000	17	42	6	11
190001 to 210000	6	16	1	3
210001 to 230000	6	14	1	1
230001 to 250000	0	8	0	1
250001 to 270000	2	7	0	0
270001 to 290000	3	6	1	1
290001 to 310000	1	2	0	0
310001 and over	1	8	0	0
	95	293	41	99

LOT LISTING / SALES ANALYSIS

April 30, 2002

SHUSWAP

	Mthly Listings	YTD Listings		Mthly Sales	YTD Sales
Range	Total	Total		Total	Total
0 to 30000	8	21		2	5
30001 to 40000	6	19		4	4
40001 to 50000	4	25		2	2
50001 to 60000	3	12		0	0
60001 to 70000	1	9		2	4
70001 to 80000	5	9		0	1
80001 to 90000	1	3		0	0
90001 and over	7	22		0	5
	35	120		10	21