

SHUSWAP ZONE MONTHLY STATISTICS

FOR

April 1st - 30th, 2005

April Statistics Run MAY 5, 2005 7:30 a.m.

SHUSWAP ZONE

STAT - O - GRAM

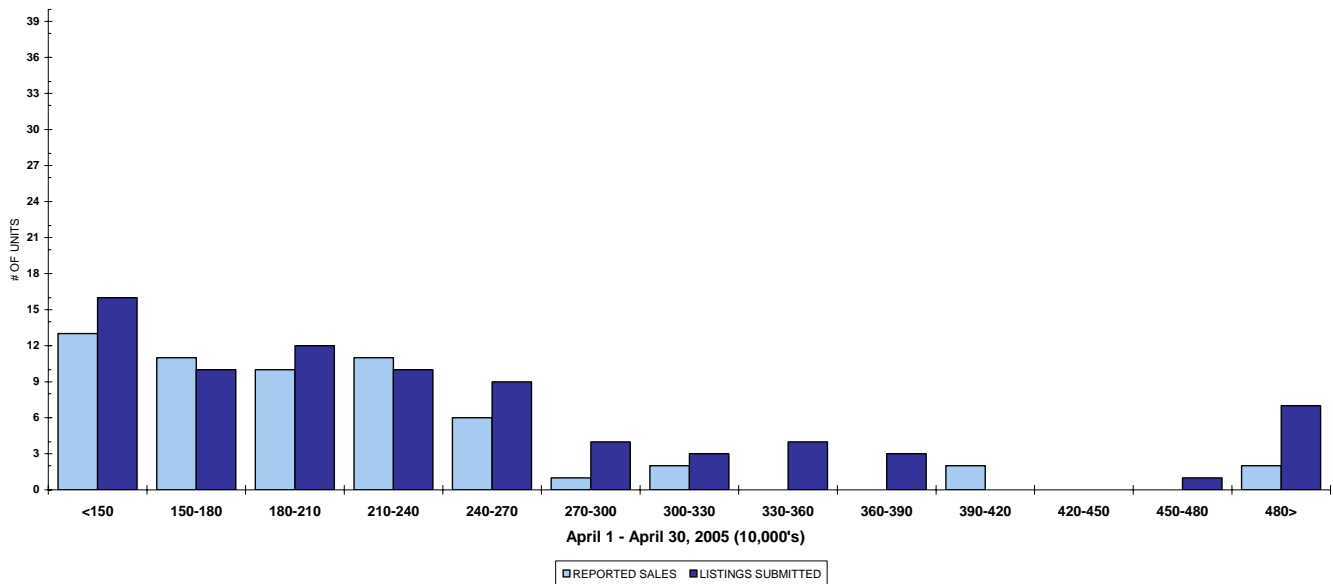
April 2005

QUICK SUMMARY

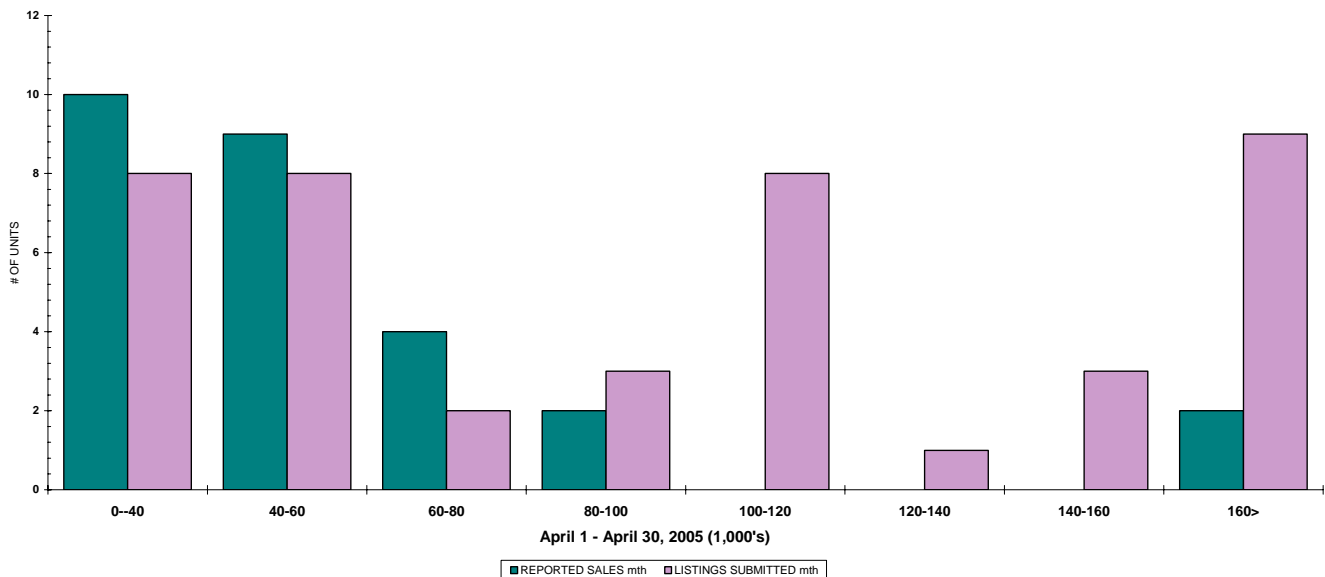
	TOTAL SALES VOLUME		RESIDENTIAL SALES		TOTAL LISTINGS	
	<u># of Units</u>	<u>\$ Value</u>	<u># of Units</u>	<u>\$ Value</u>	<u>Listings Taken</u>	<u>Inventory</u>
April 2005	128	\$22,774,425	61	\$12,659,000	251	831
March 2005	118	\$19,360,637	44	\$8,383,602	210	825
April 2004	134	\$23,924,254	62	\$10,325,712	223	1,146

The Shuswap Zone has **89** Members. The average of listings-per-licensee is 9.3

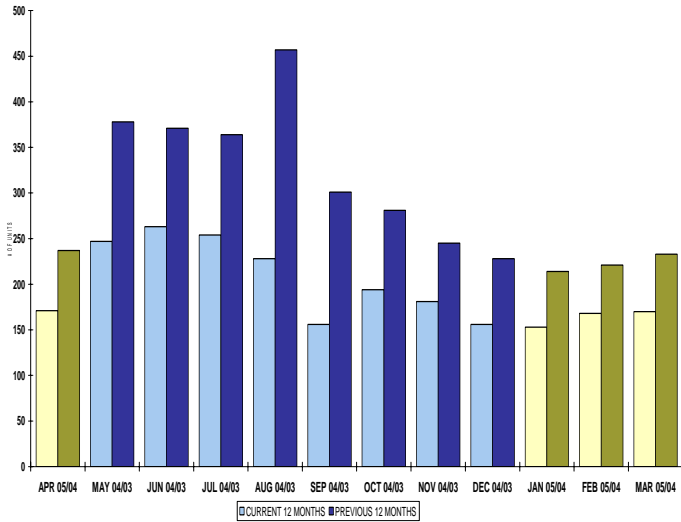
RESIDENTIAL LISTING & SALES ACTIVITY
SHUSWAP DIVISION (BY PRICE CATEGORY)



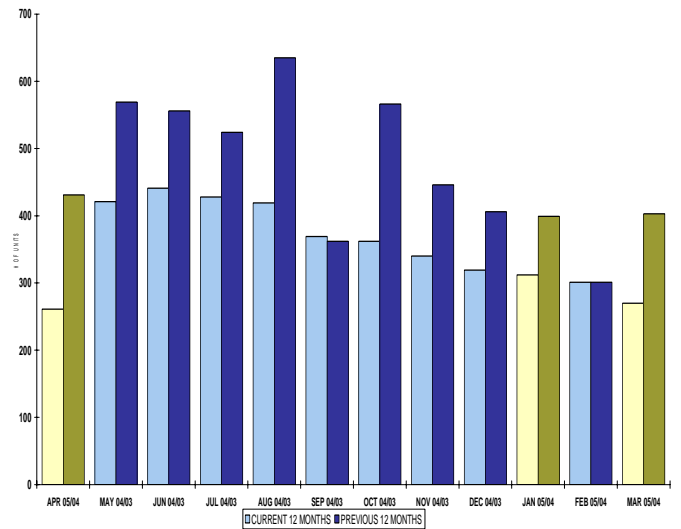
LOT LISTING & SALES ACTIVITY
SHUSWAP DIVISION (BY PRICE CATEGORY)



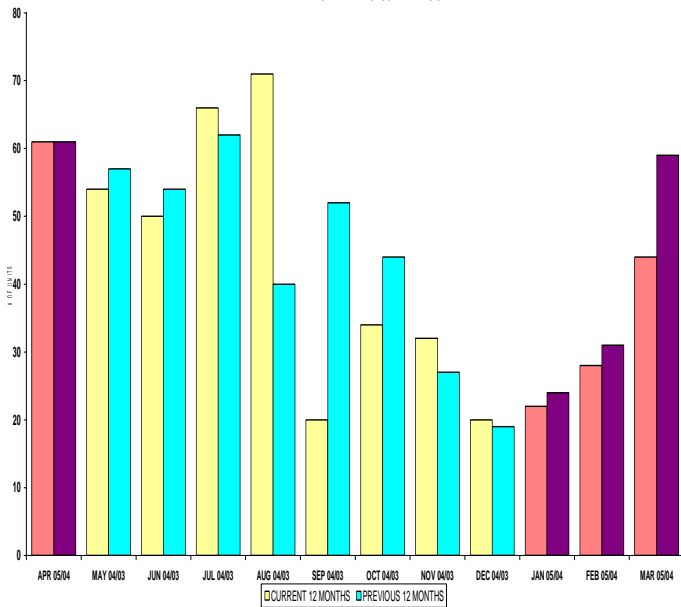
INVENTORY OF ACTIVE LISTINGS
RESIDENTIAL - SHUSWAP DIVISION



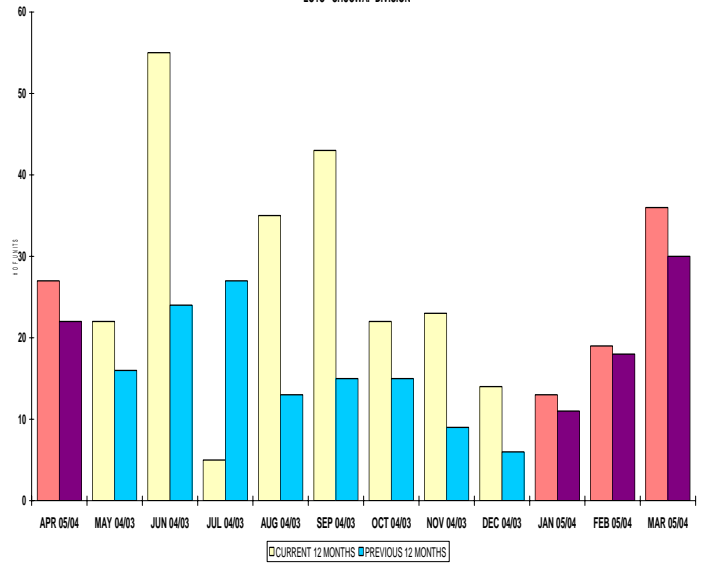
INVENTORY OF ACTIVE LISTINGS
LOTS - SHUSWAP DIVISION



NUMBER OF UNITS SOLD
RESIDENTIAL - SHUSWAP DIVISION



NUMBER OF UNITS SOLD
LOTS - SHUSWAP DIVISION



SHUSWAP ZONE

April 2005

Category	Sales	New Listings	Current Inventory	Sell/Inv. Ratio	Days To Sell
ACREAGE	5	18	62	8.06%	362
ACREAGE/HOUSE	8	30	89	8.99%	72
LOTS	22	21	135	16.30%	110
RESIDENTIAL	61	82	171	35.67%	67
AVERAGE HOUSE PRICE \$207,525		MEDIAN HOUSE PRICE \$192,500			

Lots Include: Acreage Waterfront, Lots and Lots Waterfront

COMPARATIVE ACTIVITY BY ZONE

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

ZONE CO TOTALS

Units Listed	909	938	-3.1%	3124	2882	8.4%
Units Sold	596	533	11.8%	1958	1818	7.7%
Sales Dollars	\$166,477,927	\$135,351,446	23.0%	\$526,179,960	\$449,040,758	17.2%
List/Sell Ratio	94.53%	95.53%		95.82%	96.00%	-0.2%
Days to Sell	78	86	-9.3%	74	82	-9.8%
Active Listings	2268	2298	-1.3%			

ZONE NO TOTALS

Units Listed	397	433	-8.3%	1420	1372	3.5%
Units Sold	298	311	-4.2%	963	924	4.2%
Sales Dollars	\$67,807,818	\$60,169,782	12.7%	\$197,663,716	\$165,718,674	19.3%
List/Sell Ratio	94.11%	94.61%		95.84%	94.37%	1.6%
Days to Sell	119	159	-25.2%	116	158	-26.6%
Active Listings	1046	1356	-22.9%			

ZONE SH TOTALS

Units Listed	254	223	13.9%	694	715	-2.9%
Units Sold	132	134	-1.5%	382	390	-2.1%
Sales Dollars	\$24,588,425	\$23,924,254	2.8%	\$64,745,715	\$61,941,157	4.5%
List/Sell Ratio	91.47%	91.73%		92.70%	91.86%	0.9%
Days to Sell	228	221	3.2%	197	230	-14.3%
Active Listings	831	1146	-27.5%			

ZONE OB TOTALS

Units Listed	14	13	7.7%	62	49	26.5%
Units Sold	6	7	100.0%	18	13	38.5%
Sales Dollars	\$2,746,500	\$1,399,500	100.0%	\$6,357,000	\$2,500,500	154.2%
List/Sell Ratio	93.98%	95.14%		95.44%	94.98%	0.5%
Days to Sell	110	107	2.8%	203	199	2.0%
Active Listings	112	121	-7.4%			

GRAND TOTALS

Units Listed	1574	1607	-2.1%	5300	5018	5.6%
Units Sold	1032	985	4.8%	3321	3145	5.6%
Sales Dollars	\$261,620,670	\$220,844,982	18.5%	\$794,946,391	\$679,201,089	17.0%
List/Sell Ratio	96.15%	94.81%		96.02%	95.00%	1.1%
Days to Sell	89	132	-32.6%	105	126	-16.7%
Active Listings	4257	4921	-13.5%			

LICENSEES

	TOTAL NUMBER OF LICENSEES April 30/05	TOTAL NUMBER OF LICENSEES April 30/04	CHANGE BY NUMBER	CHANGE BY %
ALL DIVISIONS	925	835	90	10.78%
CENTRAL OK DIV.	574	527	47	8.92%
NORTH OK DIV.	262	235	27	11.49%
SHUSWAP DIV.	89	73	16	21.92%

CURRENT MEMBERSHIP

AGENT LICENSEES	84
SALESPERSONS	769
PROPERTY MANAGEMENT	8
9:15 LICENCEE MEMBER	61
EXEMPTION MEMBER	3
TOTALS	925

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Acreage						
Units Listed	18	14	28.6%	36	47	-23.4%
Units Sold	5	6	-16.7%	16	11	45.5%
Sales Dollars	\$297,900	\$751,500	-60.4%	\$1,324,135	\$1,048,200	26.3%
List/Sell \$ Ratio	88.45%	77.16%		93.79%	80.38%	
Days to Sell	362	224	61.6%	391	322	21.4%
Active Inventory	62	117	-47.0%			
Average Price	\$59,580	\$125,250	-52.4%	\$82,758	\$95,291	-13.2%
Median Price	\$60,000	\$88,750	-32.4%	\$74,318	\$61,000	21.8%
Acreage with House						
Units Listed	30	31	-3.2%	88	70	25.7%
Units Sold	8	10	-20.0%	31	29	6.9%
Sales Dollars	\$2,165,500	\$2,121,500	2.1%	\$8,861,026	\$7,337,700	20.8%
List/Sell \$ Ratio	93.89%	95.25%		96.71%	93.48%	
Days to Sell	72	171	-57.9%	113	243	-53.5%
Active Inventory	89	129	-31.0%			
Average Price	\$270,688	\$212,150	27.6%	\$285,840	\$253,024	13.0%
Median Price	\$245,500	\$205,000	19.8%	\$260,000	\$235,000	10.6%
Acreage (Waterfront)						
Units Listed	0	3	-100.0%	5	5	0.0%
Units Sold	0	0	0.0%	0	1	-100.0%
Sales Dollars	\$0	\$0	-100.0%	\$0	\$365,000	-100.0%
List/Sell \$ Ratio	0.00%	0.00%		0.00%	97.33%	
Days to Sell	0	0	0.0%	0	0	0.0%
Active Inventory	7	11	-36.4%			
Average Price	\$0	\$0	0.0%	\$0	\$365,000	-100.0%
Median Price	\$0	\$0	0.0%	\$0	\$365,000	-100.0%
Business						
Units Listed	6	7	-14.3%	27	27	0.0%
Units Sold	2	2	0.0%	3	6	-50.0%
Sales Dollars	\$1,122,000	\$2,429,500	-53.8%	\$1,472,000	\$3,303,000	-55.4%
List/Sell \$ Ratio	97.56%	78.84%		94.27%	87.45%	
Days to Sell	80	97	-17.5%	144	249	-42.2%
Active Inventory	50	51	-2.0%			
Average Price	\$561,000	\$1,214,750	-53.8%	\$490,667	\$550,500	-10.9%
Median Price	\$561,000	\$1,214,750	-53.8%	\$387,000	\$280,750	37.8%
Condo (Townhouse)						
Units Listed	14	5	180.0%	21	19	10.5%
Units Sold	3	8	-62.5%	14	19	-26.3%
Sales Dollars	\$573,000	\$1,197,900	-52.2%	\$2,450,900	\$2,706,750	-9.5%
List/Sell \$ Ratio	94.63%	95.97%		96.83%	96.25%	96.7%
Days to Sell	78	126	-38.1%	107	114	-6.1%
Active Inventory	36	11	227.3%			
Average Price	\$191,000	\$149,738	27.6%	\$175,064	\$142,461	22.9%
Median Price	\$210,000	\$139,000	51.1%	\$170,000	\$134,000	26.9%
Condo (Apt)						
Units Listed	46	3	1433.3%	66	13	407.7%
Units Sold	7	7	0.0%	14	11	27.3%
Sales Dollars	\$915,500	\$899,000	1.8%	\$1,625,500	\$1,435,500	13.2%
List/Sell \$ Ratio	97.61%	97.19%		96.57%	96.13%	
Days to Sell	27	107	-74.8%	70	142	-50.7%
Active Inventory	52	46	13.0%			
Average Price	\$130,786	\$128,429	1.8%	\$116,107	\$130,500	-11.0%
Median Price	\$135,000	\$140,000	-3.6%	\$111,000	\$100,000	11.0%

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Duplex						
Units Listed	1	3	-66.7%	3	7	-57.1%
Units Sold	1	0	100.0%	2	5	-60.0%
Sales Dollars	\$192,000	\$0	100.0%	\$370,000	\$728,900	-49.2%
List/Sell \$ Ratio	94.17%	0.00%		94.17%	92.97%	
Days to Sell	44	0	100.0%	80	94	-14.9%
Active Inventory	1	6	-83.3%			
Average Price	\$192,000	\$0	100.0%	\$185,000	\$145,780	26.9%
Median Price	\$192,000	\$0	100.0%	\$185,000	\$137,500	34.5%
Farms						
Units Listed	0	3	-100.0%	3	4	-25.0%
Units Sold	0	0	0.0%	0	1	-100.0%
Sales Dollars	\$0	\$0	0.0%	\$0	\$310,000	-100.0%
List/Sell \$ Ratio	0.00%	0.00%		0.00%	88.82%	
Days to Sell	0	0	0.0%	0	97	-100.0%
Active Inventory	5	12	-58.3%			
Average Price	\$0	\$0	0.0%	\$0	\$310,000	-100.0%
Median Price	\$0	\$0	0.0%	\$0	\$310,000	-100.0%
IC&I						
Units Listed	5	6	-16.7%	14	18	-22.2%
Units Sold	3	3	0.0%	10	7	42.9%
Sales Dollars	\$2,115,000	\$790,692	167.5%	\$4,593,400	\$1,945,692	136.1%
List/Sell \$ Ratio	93.06%	106.09%		91.10%	98.27%	
Days to Sell	178	118	100.0%	316	174	81.6%
Active Inventory	28	36	-22.2%			
Average Price	\$705,000	\$263,564	167.5%	\$459,340	\$277,956	65.3%
Median Price	\$525,000	\$175,792	198.6%	\$292,500	\$200,000	46.3%
IC&I Land						
Units Listed	3	0	100.0%	14	14	0.0%
Units Sold	1	1	0.0%	3	6	-50.0%
Sales Dollars	\$171,700	\$250,000	-31.3%	\$806,700	\$2,120,000	-61.9%
List/Sell \$ Ratio	98.11%	75.75%		87.19%	86.87%	
Days to Sell	454	1024	-55.7%	683	501	36.3%
Active Inventory	26	41	-36.6%			
Average Price	\$171,700	\$250,000	-31.3%	\$268,900	\$353,333	-23.9%
Median Price	\$171,700	\$250,000	-31.3%	\$215,000	\$245,000	-12.2%
Lots						
Units Listed	20	25	-20.0%	67	132	-49.2%
Units Sold	19	15	26.7%	72	58	24.1%
Sales Dollars	\$877,425	\$667,800	31.4%	\$3,162,825	\$2,782,650	13.7%
List/Sell \$ Ratio	95.68%	93.08%		94.50%	92.98%	
Days to Sell	695	310	124.2%	407	241	68.9%
Active Inventory	176	288	-38.9%			
Average Price	\$46,180	\$44,520	3.7%	\$43,928	\$47,977	-8.4%
Median Price	\$41,500	\$43,500	-4.6%	\$41,250	\$46,350	-11.0%
Leases						
Units Listed	1	1	0.0%	11	7	57.1%
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	17	19	-10.5%			
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	4	2	100.0%	12	4	200.0%
Units Sold	3	2	50.0%	7	7	0.0%
Sales Dollars	\$547,500	\$123,500	343.3%	\$1,266,000	\$924,500	36.9%
List/Sell \$ Ratio	94.92%	77.03%		89.34%	78.53%	
Days to Sell	32	2297	-98.6%	129	1211	-89.3%
Active Inventory	16	15	6.7%			
Average Price	\$182,500	\$61,750	195.5%	\$180,857	\$132,071	36.9%
Median Price	\$230,000	\$61,750	272.5%	\$230,000	\$125,000	84.0%
Multi-Family						
Units Listed	0	4	-100.0%	4	7	-42.9%
Units Sold	3	1	-100.0%	6	2	200.0%
Sales Dollars	\$869,000	\$124,900	-100.0%	\$1,797,000	\$484,900	270.6%
List/Sell \$ Ratio	93.98%	100.00%		95.76%	100.13%	
Days to Sell	191	4	4675.0%	238	134	77.6%
Active Inventory	6	9	-33.3%			
Average Price	\$289,667	\$124,900	131.9%	\$299,500	\$242,450	23.5%
Median Price	\$320,000	\$124,900	156.2%	\$320,000	\$242,450	32.0%
Mobile Homes						
Units Listed	17	23	-26.1%	57	63	-9.5%
Units Sold	11	8	37.5%	31	30	3.3%
Sales Dollars	\$495,400	\$329,750	50.2%	\$1,115,050	\$864,150	29.0%
List/Sell \$ Ratio	91.46%	91.75%		84.52%	84.88%	
Days to Sell	100	127	-21.3%	126	157	164.0%
Active Inventory	60	70	-14.3%			
Average Price	\$45,036	\$41,219	9.3%	\$35,969	\$28,805	24.9%
Median Price	\$46,000	\$41,250	11.5%	\$35,000	\$25,750	35.9%
Recreational Property						
Units Listed	3	2	50.0%	7	6	16.7%
Units Sold	1	1	0.0%	2	3	-33.3%
Sales Dollars	\$550,000	\$131,500	318.3%	\$620,000	\$226,103	174.2%
List/Sell \$ Ratio	92.43%	97.47%		91.37%	99.34%	
Days to Sell	80	31	158.1%	66	292	-77.4%
Active Inventory	8	11	-27.3%			
Average Price	\$550,000	\$131,500	318.3%	\$310,000	\$75,368	311.3%
Median Price	\$550,000	\$131,500	318.3%	\$310,000	\$58,603	429.0%
Residential						
Units Listed	82	83	-1.2%	243	248	-2.0%
Units Sold	61	62	-1.6%	160	176	-9.1%
Sales Dollars	\$12,659,000	\$10,325,712	22.6%	\$30,840,779	\$28,634,462	7.7%
List/Sell \$ Ratio	97.26%	96.72%		96.07%	95.32%	
Days to Sell	67	104	-35.6%	93	134	-30.6%
Active Inventory	171	237	-27.8%			
Average Price	\$207,525	\$166,544	24.6%	\$192,755	\$162,696	18.5%
Median Price	\$192,500	\$159,900	20.4%	\$183,500	\$157,250	16.7%
Residential (Waterfront)						
Units Listed	4	8	-50.0%	16	24	-33.3%
Units Sold	4	8	-50.0%	11	18	-38.9%
Sales Dollars	\$1,037,500	\$3,781,000	-72.6%	\$4,440,400	\$6,723,650	-34.0%
List/Sell \$ Ratio	101.75%	96.05%		97.69%	936.08%	
Days to Sell	87	204	-57.4%	69	197	-65.0%
Active Inventory	21	37	-43.2%			
Average Price	\$259,375	\$472,625	-45.1%	\$403,673	\$373,536	8.1%
Median Price	\$291,250	\$391,500	-25.6%	\$367,500	\$348,000	5.6%

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
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	0	0	0.0%			
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	254	223	13.9%	694	715	-2.9%
Units Sold	132	134	-1.5%	382	390	-2.1%
Sales Dollars	\$24,588,425	\$23,924,254	2.8%	\$64,745,715	\$61,941,157	4.5%
List/Sell Ratio	91.47%	91.73%		92.70%	91.86%	
Days to Sell	228	221	3.2%	197	230	-14.3%
Active Inventory	831	1146	-27.5%			

Range	Mthly Listings Total	YTD Listings Total	Mthly Sales Total	YTD Sales Total
0 to 150000	16	48	13	47
150001 to 180000	10	26	11	23
180001 to 210000	12	30	10	24
210001 to 240000	10	39	11	27
240001 to 270000	9	31	6	10
270001 to 300000	4	22	1	6
300001 to 330000	3	9	2	4
330001 to 360000	4	15	0	2
360001 to 390000	3	5	0	1
390001 to 420000	0	2	2	2
420001 to 450000	0	2	0	1
450001 to 480000	1	2	0	0
480001 and over	7	10	2	3
Totals	79	241	58	150

Shuswap Division Lot Listing/Sales Analysis

Range	Mthly Listings Total	YTD Listings Total	Mthly Sales Total	YTD Sales Total
0 to 40000	8	30	10	37
40001 to 60000	8	28	9	33
60001 to 80000	2	10	4	12
80001 to 100000	3	6	2	4
100001 to 120000	8	10	0	2
120001 to 140000	1	3	0	2
140001 to 160000	3	5	0	0
160001 and over	9	28	2	5
Totals	42	120	27	95