

SHUSWAP ZONE MONTHLY STATISTICS

FOR

April 1 - 30th, 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

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
ZONE CO TOTALS						
Units Listed	792	910	-13.0%	3197	3177	0.6%
Units Sold	507	600	-15.5%	1941	1942	-0.1%
Sales Dollars	\$185,284,103	\$167,785,777	10.4%	\$642,985,247	\$519,147,809	23.9%
List/Sell Ratio	94.87%	95.41%		95.25%	94.18%	1.1%
Days to Sell	92	124	-25.9%	118	175	-32.4%
Active Listings	2366	2268	4.3%			
ZONE NO TOTALS						
Units Listed	407	403	1.0%	1417	1435	-1.3%
Units Sold	261	302	-13.6%	852	957	-11.0%
Sales Dollars	\$73,097,094	\$69,592,718	5.0%	\$227,492,353	\$195,813,565	16.2%
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	1199	1061	13.0%			
ZONE SH TOTALS						
Units Listed	226	255	-11.4%	736	710	3.7%
Units Sold	129	134	-3.7%	404	381	6.0%
Sales Dollars	\$32,091,301	\$24,944,925	28.6%	\$99,731,868	\$64,447,737	54.7%
List/Sell Ratio	93.65%	95.49%		94.13%	94.82%	-0.7%
Days to Sell	127	405	-68.8%	184	279	-33.9%
Active Listings	837	831	0.7%			
ZONE OB TOTALS						
Units Listed	7	12	-41.7%	47	60	-21.7%
Units Sold	6	6	0.0%	21	19	10.5%
Sales Dollars	\$1,213,650	\$2,746,500	-55.8%	\$3,904,552	\$6,447,000	-39.4%
List/Sell Ratio	88.10%	86.26%		88.10%	86.26%	2.1%
Days to Sell	243	152	59.9%	243	152	59.9%
Active Listings	90	112	-19.6%			
GRAND TOTALS						
Units Listed	1432	1580	-9.4%	5397	5382	0.3%
Units Sold	903	1042	-13.3%	3218	3299	-2.5%
Sales Dollars	\$291,686,148	\$265,069,920	10.0%	\$974,114,020	\$785,856,111	24.0%
List/Sell Ratio	95.59%	95.16%		94.87%	93.92%	1.0%
Days to Sell	86	206	-58.1%	141	186	-24.2%
Active Listings	4492	4272	5.1%			

SHUSWAP ZONE QUICK SUMMARY April 30th, 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>
April-06	129	\$32,091,301	60	\$17,258,446	226	837
March-06	98	\$19,992,217	39	\$9,308,650	207	767
April-05	134	\$24,944,925	61	\$12,659,000	255	831

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	5	12	50	10.00%	70
ACREAGE/HOUSE	11	28	82	13.41%	112
LOTS	27	48	174	15.52%	85
RESIDENTIAL	60	79	187	32.09%	80

Average House Price **\$255,391** Median House Price **\$258,500**
The Average and Median Price are the Year to Date Figures

MEMBERSHIP INFORMATION

	TOTAL NUMBER OF MEMBERS <u>April 30/06</u>	TOTAL NUMBER OF MEMBERS <u>April 30/05</u>	CHANGE BY NUMBER	CHANGE BY %
ALL ZONES	1031	925	106	11.46%
CENTRAL ZONE	646	574	72	12.54%
NORTH ZONE	281	262	19	7.25%
SHUSWAP ZONE	104	89	15	16.85%

CURRENT

MANAGING BROKERS	82
SALES REPS	868
PROPERTY MGMNT	17
ASSOCIATE BROKERS	63
EXEMPTION MEMBER	1

TOTALS 1031

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Acreage						
Units Listed	12	20	-40.0%	38	39	-2.6%
Units Sold	5	5	0.0%	20	18	11.1%
Sales Dollars	\$708,000	\$297,900	137.7%	\$3,448,900	\$1,601,135	115.4%
List/Sell \$ Ratio	96.62%	88.65%		93.41%	93.19%	
Days to Sell	70	362	-80.7%	162	358	-54.7%
Active Inventory	50	62	-19.4%			
Average Price	\$141,600	\$59,580	137.7%	\$172,445	\$88,952	93.9%
Median Price	\$90,000	\$60,000	50.0%	\$150,000	\$71,310	110.3%
Acreage with House						
Units Listed	28	29	-3.4%	83	88	-5.7%
Units Sold	11	8	37.5%	32	31	3.2%
Sales Dollars	\$3,649,500	\$2,165,500	68.5%	\$12,561,150	\$8,861,025	41.8%
List/Sell \$ Ratio	95.24%	88.65%		93.41%	93.19%	
Days to Sell	112	72	55.6%	115	112	2.7%
Active Inventory	82	89	-7.9%			
Average Price	\$331,773	\$270,688	22.6%	\$392,536	\$285,840	37.3%
Median Price	\$315,000	\$245,000	28.6%	\$324,950	\$260,000	25.0%
Acreage (Waterfront)						
Units Listed	0	0	0.0%	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	7	-71.4%			
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	5	6	-16.7%	30	26	15.4%
Units Sold	2	2	0.0%	6	3	100.0%
Sales Dollars	\$237,500	\$1,122,000	-78.8%	\$2,306,500	\$1,472,000	56.7%
List/Sell \$ Ratio	92.36%	97.56%		93.97%	97.45%	
Days to Sell	149	80	100.0%	199	143	39.2%
Active Inventory	53	50	6.0%			
Average Price	\$118,750	\$561,000	-78.8%	\$384,417	\$490,667	-21.7%
Median Price	\$118,750	\$561,000	-78.8%	\$152,500	\$387,000	-60.6%
Condo (Townhouse)						
Units Listed	6	14	-57.1%	19	21	-9.5%
Units Sold	7	3	133.3%	28	14	100.0%
Sales Dollars	\$1,819,001	\$573,000	217.5%	\$6,856,568	\$2,450,900	179.8%
List/Sell \$ Ratio	95.15%	96.48%		99.10%	97.42%	96.7%
Days to Sell	212	77	175.3%	179	106	68.9%
Active Inventory	54	36	50.0%			
Average Price	\$259,857	\$191,000	36.1%	\$244,877	\$175,064	39.9%
Median Price	\$246,000	\$210,000	17.1%	\$235,750	\$170,000	38.7%
Condo (Apt)						
Units Listed	3	46	-93.5%	23	66	-65.2%
Units Sold	2	7	-71.4%	10	14	-28.6%
Sales Dollars	\$542,404	\$915,500	-40.8%	\$2,599,804	\$1,625,500	59.9%
List/Sell \$ Ratio	103.87%	97.62%		99.20%	96.58%	
Days to Sell	184	26	607.7%	91	69	31.9%
Active Inventory	59	52	13.5%			
Average Price	\$271,202	\$130,786	107.4%	\$259,980	\$116,107	123.9%
Median Price	\$271,202	\$135,000	100.9%	\$233,700	\$110,000	112.5%

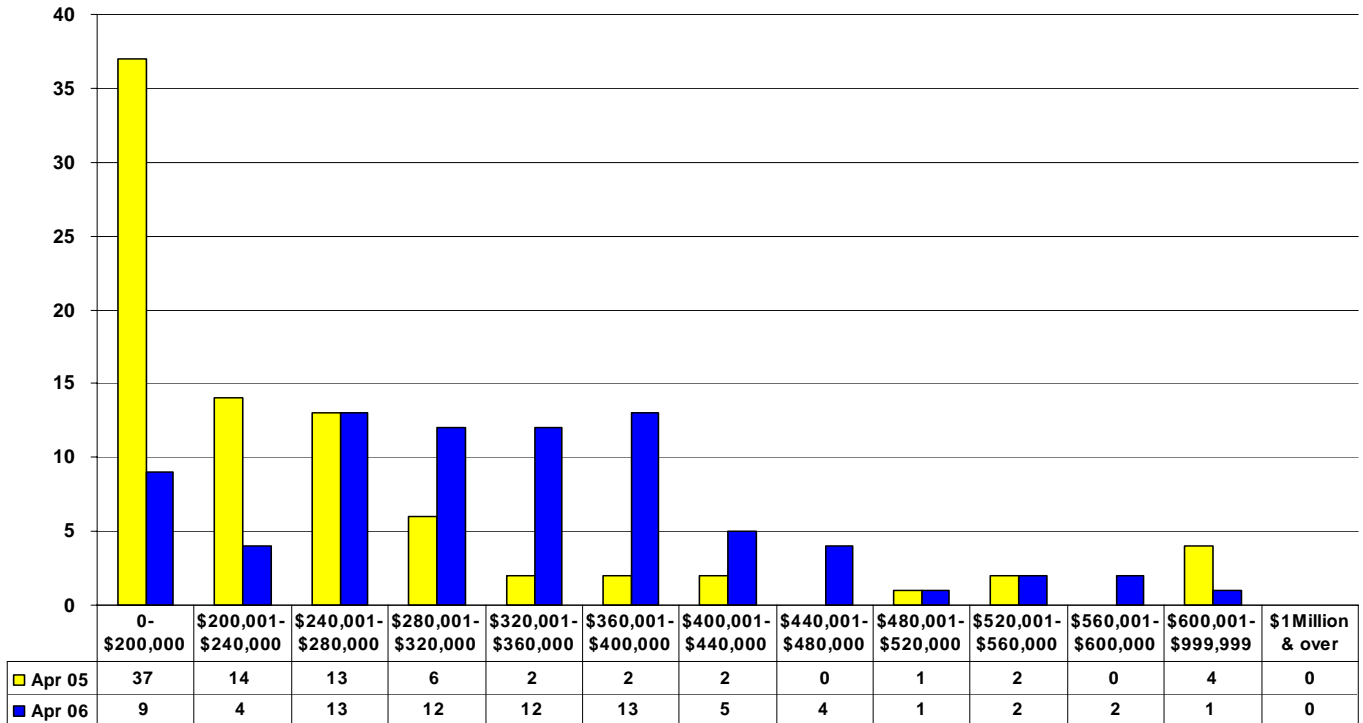
	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Duplex						
Units Listed	1	1	0.0%	4	3	33.3%
Units Sold	1	1	0.0%	4	2	100.0%
Sales Dollars	\$145,000	\$192,000	-24.5%	\$448,000	\$370,000	21.1%
List/Sell \$ Ratio	92.36%	96.24%		92.16%	97.84%	
Days to Sell	104	43	141.9%	109	79	38.0%
Active Inventory	2	1	100.0%			
Average Price	\$145,000	\$192,000	-24.5%	\$112,000	\$185,000	-39.5%
Median Price	\$145,000	\$192,000	-24.5%	\$106,000	\$185,000	-42.7%
Farms						
Units Listed	5	0	100.0%	13	3	333.3%
Units Sold	1	0	100.0%	3	0	100.0%
Sales Dollars	\$1,200,000	\$0	100.0%	\$2,770,000	\$0	100.0%
List/Sell \$ Ratio	93.75%	0.00%		94.21%	0.00%	
Days to Sell	38	0	100.0%	108	0	100.0%
Active Inventory	16	5	220.0%			
Average Price	\$1,200,000	\$0	100.0%	\$923,333	\$0	100.0%
Median Price	\$1,200,000	\$0	100.0%	\$1,200,000	\$0	100.0%
IC&I						
Units Listed	1	5	-80.0%	14	15	-6.7%
Units Sold	1	3	-66.7%	8	10	-20.0%
Sales Dollars	\$260,000	\$2,115,000	-87.7%	\$4,382,000	\$4,593,400	-4.6%
List/Sell \$ Ratio	86.96%	96.92%		89.25%	95.46%	
Days to Sell	170	320	-46.9%	341	345	-1.2%
Active Inventory	27	28	-3.6%			
Average Price	\$260,000	\$705,000	-63.1%	\$547,750	\$459,340	19.2%
Median Price	\$260,000	\$525,000	-50.5%	\$260,000	\$292,500	-11.1%
IC&I Land						
Units Listed	0	3	-100.0%	5	14	-64.3%
Units Sold	0	1	-100.0%	3	3	0.0%
Sales Dollars	\$0	\$171,700	-100.0%	\$4,580,000	\$806,700	467.7%
List/Sell \$ Ratio	0.00%	98.11%		96.80%	93.17%	
Days to Sell	0	454	-100.0%	355	683	-48.0%
Active Inventory	24	26	-7.7%			
Average Price	\$0	\$171,700	-100.0%	\$1,526,667	\$268,900	467.7%
Median Price	\$0	\$171,700	-100.0%	\$795,000	\$215,000	269.8%
Lots						
Units Listed	44	18	144.4%	147	64	129.7%
Units Sold	27	20	35.0%	78	72	8.3%
Sales Dollars	\$1,765,450	\$916,425	92.6%	\$5,472,100	\$3,174,825	72.4%
List/Sell \$ Ratio	96.09%	92.41%		94.30%	93.60%	
Days to Sell	100	626	-84.0%	130	397	-67.3%
Active Inventory	160	176	-9.1%			
Average Price	\$65,387	\$45,821	42.7%	\$70,155	\$44,095	59.1%
Median Price	\$64,000	\$42,500	50.6%	\$71,500	\$42,500	68.2%
Leases						
Units Listed	2	1	100.0%	7	11	-36.4%
Units Sold	1	0	100.0%	1	0	100.0%
Sales Dollars	\$55,000	\$0	100.0%	\$55,000	\$0	100.0%
Days to Sell	322	0	100.0%	322	0	100.0%
Active Inventory	10	17	-41.2%			
Average Price	\$55,000	\$0	100.0%	\$55,000	\$0	100.0%
Median Price	\$55,000	\$0	100.0%	\$55,000	\$0	100.0%

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Lots (Waterfront)						
Units Listed	4	4	0.0%	6	12	-50.0%
Units Sold	0	3	-100.0%	1	7	-85.7%
Sales Dollars	\$0	\$547,500	-100.0%	\$219,000	\$1,266,000	-82.7%
List/Sell \$ Ratio	0.00%	94.93%		100.00%	90.07%	
Days to Sell	0	32	0.0%	138	128	7.8%
Active Inventory	12	16	-25.0%			
Average Price	\$0	\$182,500	-100.0%	\$219,000	\$180,857	21.1%
Median Price	\$0	\$230,000	-100.0%	\$219,000	\$230,000	-4.8%
Multi-Family						
Units Listed	0	0	0.0%	4	4	0.0%
Units Sold	0	3	-100.0%	4	6	-33.3%
Sales Dollars	\$0	\$869,000	-100.0%	\$2,579,000	\$1,797,000	43.5%
List/Sell \$ Ratio	0.00%	90.85%		97.71%	94.20%	
Days to Sell	0	190	-100.0%	367	238	54.2%
Active Inventory	6	6	0.0%			
Average Price	\$0	\$289,667	-100.0%	\$644,750	\$299,500	115.3%
Median Price	\$0	\$320,000	-100.0%	\$584,500	\$320,000	82.7%
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	0	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	19	16	18.8%	50	56	-10.7%
Units Sold	6	11	-45.5%	31	32	-3.1%
Sales Dollars	\$318,500	\$573,900	-44.5%	\$1,545,800	\$1,340,350	15.3%
List/Sell \$ Ratio	88.85%	94.63%		90.04%	90.11%	
Days to Sell	68	3,594	-98.1%	75	1,312	-94.3%
Active Inventory	43	60	-28.3%			
Average Price	\$53,083	\$52,173	1.7%	\$49,865	\$41,886	19.0%
Median Price	\$55,750	\$47,000	18.6%	\$45,500	\$35,200	29.3%
Recreational Property						
Units Listed	8	4	100.0%	14	10	40.0%
Units Sold	1	2	-50.0%	4	3	33.3%
Sales Dollars	\$77,500	\$789,000	-90.2%	\$514,500	\$859,000	-40.1%
List/Sell \$ Ratio	83.42%	96.22%		90.38%	94.25%	
Days to Sell	89	49	81.6%	88	50	76.0%
Active Inventory	20	8	150.0%			
Average Price	\$77,500	\$394,500	-80.4%	\$128,625	\$286,333	-55.1%
Median Price	\$77,500	\$394,500	-80.4%	\$129,000	\$239,000	-46.0%
Residential						
Units Listed	79	83	-4.8%	253	254	-0.4%
Units Sold	60	61	-1.6%	156	155	0.6%
Sales Dollars	\$17,258,446	\$12,659,000	36.3%	\$39,841,046	\$29,789,502	33.7%
List/Sell \$ Ratio	97.59%	96.99%		97.11%	96.09%	
Days to Sell	80	67	19.4%	77	9200.00%	-16.3%
Active Inventory	187	171	9.4%			
Average Price	\$287,641	\$207,525	38.6%	\$255,391	\$192,190	32.9%
Median Price	\$286,000	\$192,500	48.6%	\$258,500	\$182,500	41.6%

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Residential (Waterfront)						
Units Listed	9	5	80.0%	25	19	31.6%
Units Sold	4	4	0.0%	14	11	27.3%
Sales Dollars	\$4,055,000	\$1,037,500	290.8%	\$9,447,500	\$4,440,400	112.8%
List/Sell \$ Ratio	95.23%	100.78%		96.62%	97.33%	
Days to Sell	73	86	-15.1%	150	69	117.4%
Active Inventory	23	21	9.5%			
Average Price	\$1,013,750	\$259,375	290.8%	\$674,821	\$403,673	67.2%
Median Price	\$962,500	\$291,250	230.5%	\$559,750	\$367,500	52.3%
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	226	255	-11.4%	736	710	3.7%
Units Sold	129	134	-3.7%	404	381	6.0%
Sales Dollars	\$32,091,301	\$24,944,925	28.6%	\$99,731,868	\$64,447,737	54.7%
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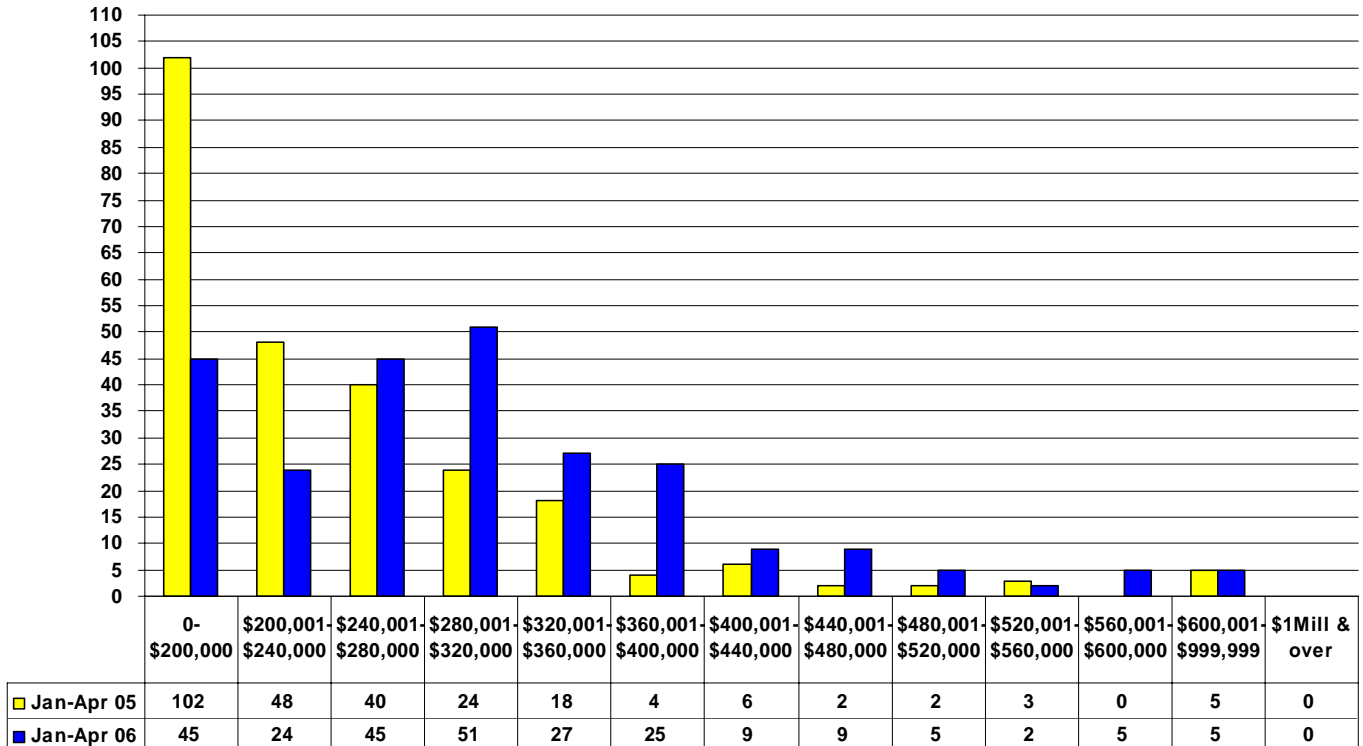
Shuswap Zone - Single Family Residential April 2006
Monthly Listings By Price Range - Single Family Dwellings Only

■ Apr 05 ■ Apr 06



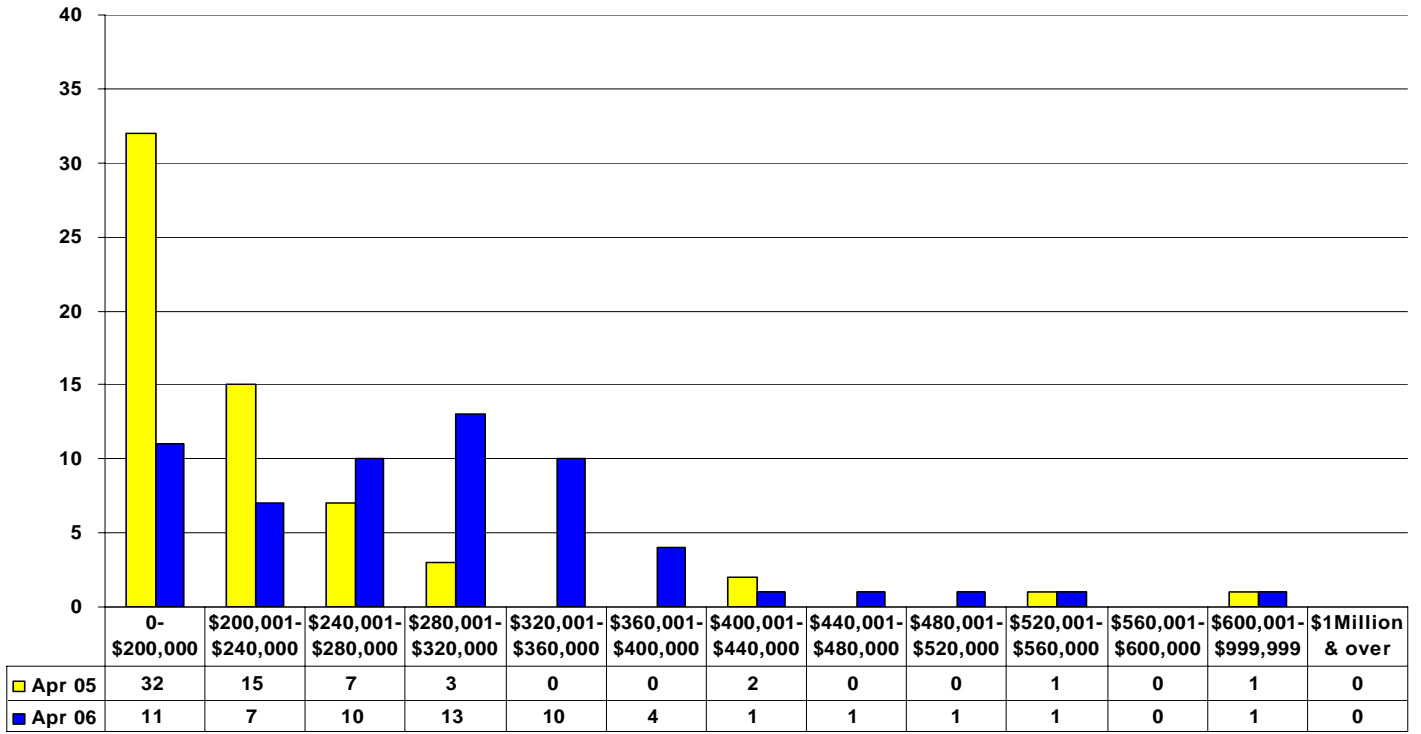
Shuswap Zone - Single Family Residential 2005 vs 2006
Listings Taken By Price Range - Single Family Dwellings Only

■ Jan-Apr 05 ■ Jan-Apr 06

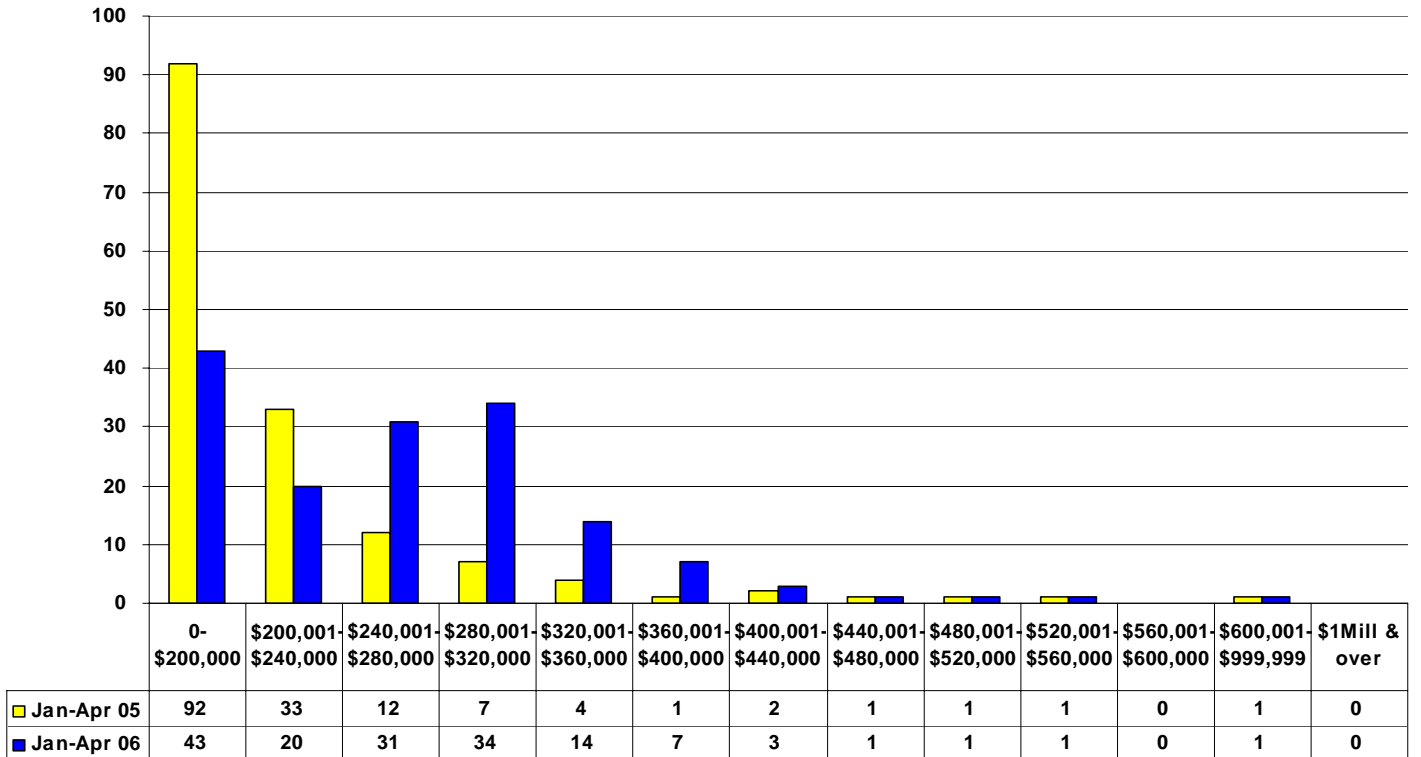


Shuswap Zone - Single Family Residential April 2006
Monthly Sales by Price Range - Single Family Dwellings Only

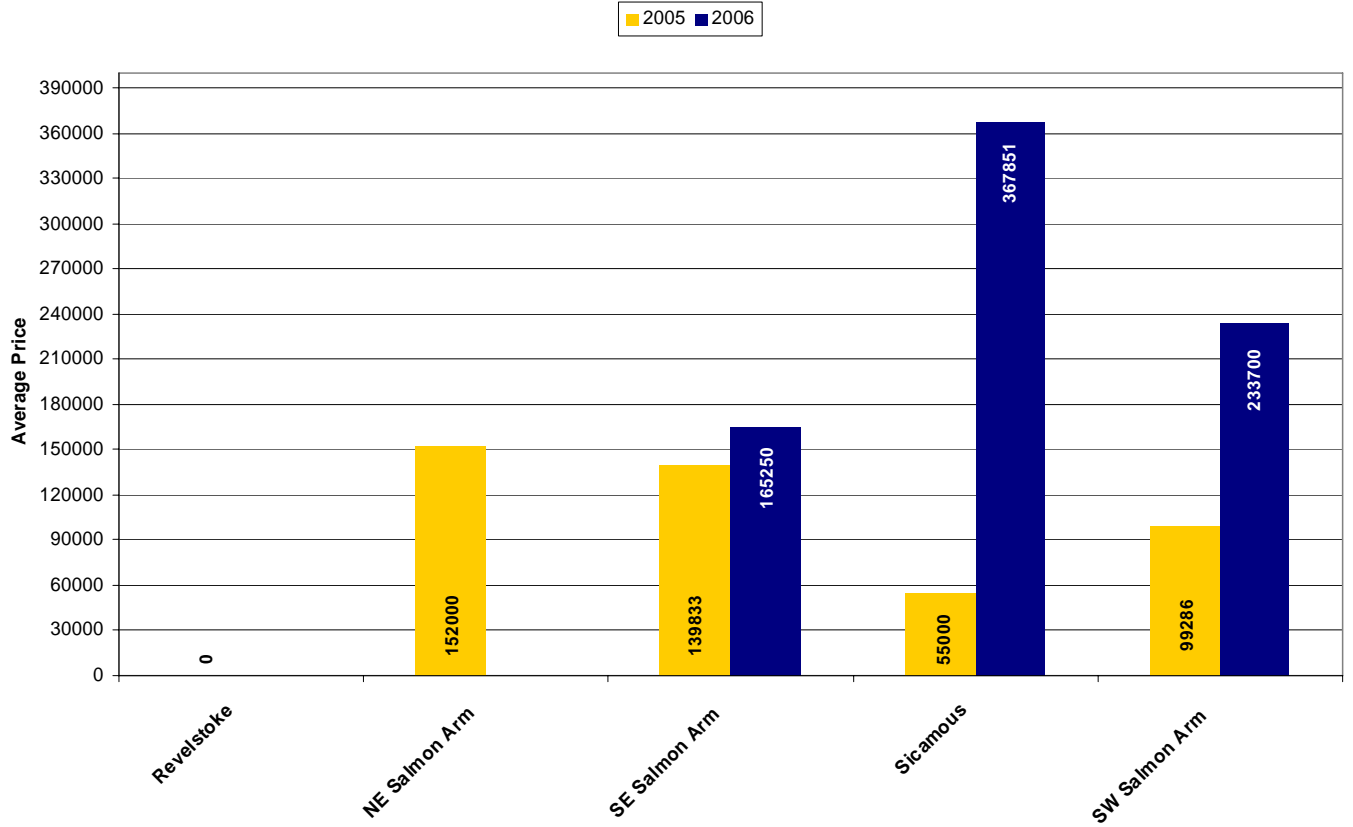
■ Apr 05 ■ Apr 06



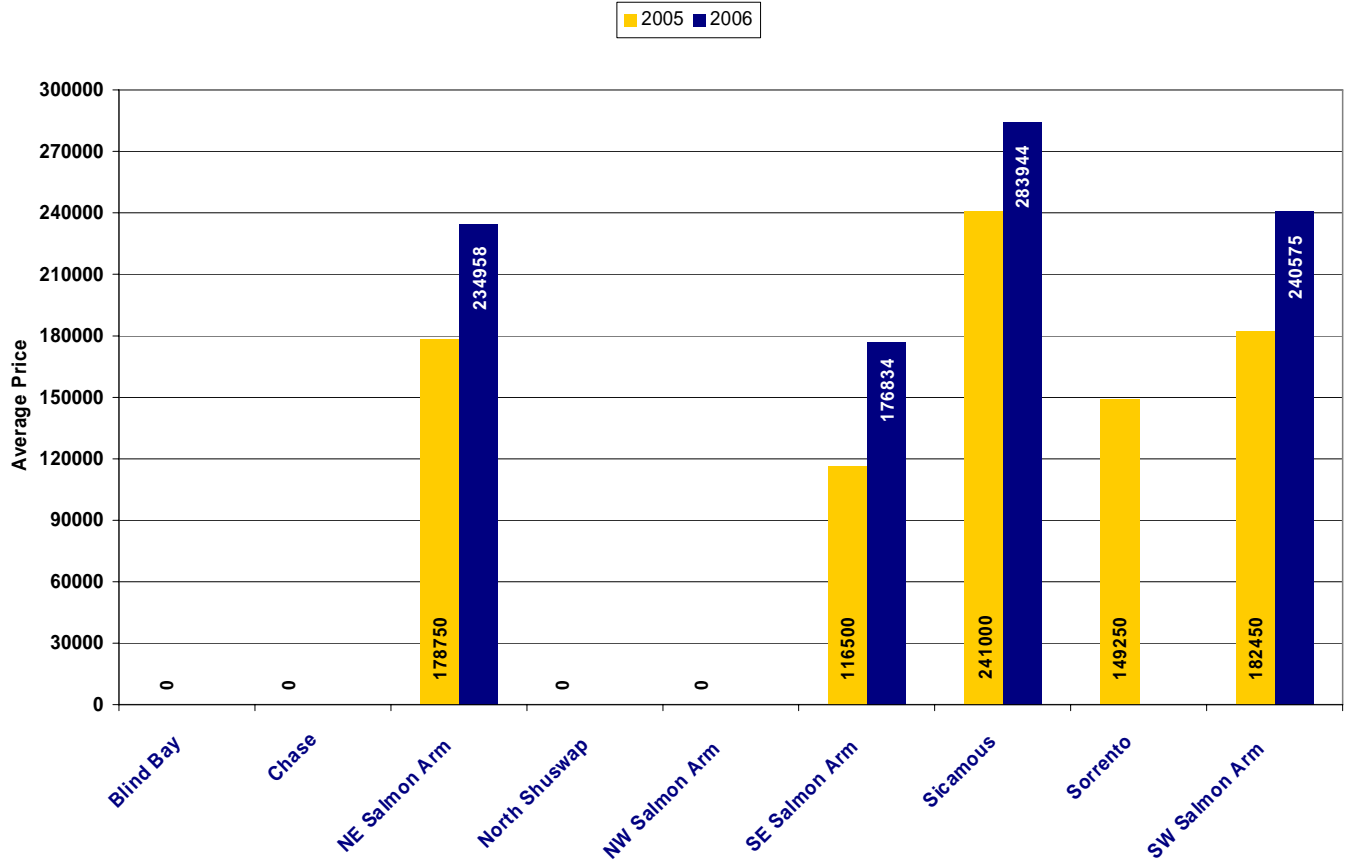
Shuswap Zone - Single Family Residential 2005 vs 2006
Number of Solds by Price Range - Single Family Dwellings Only



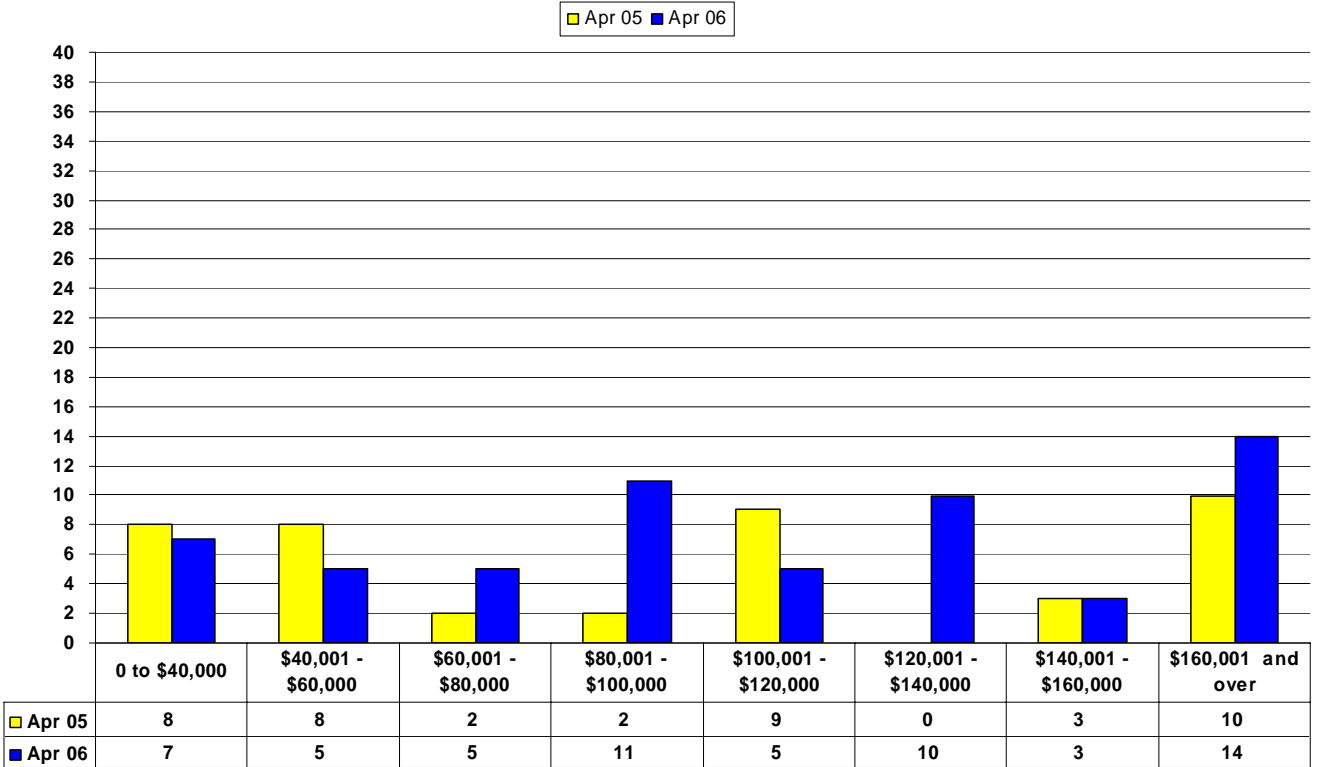
Shuswap Zone Condo Sub Area Average Price - 2005 vs 2006



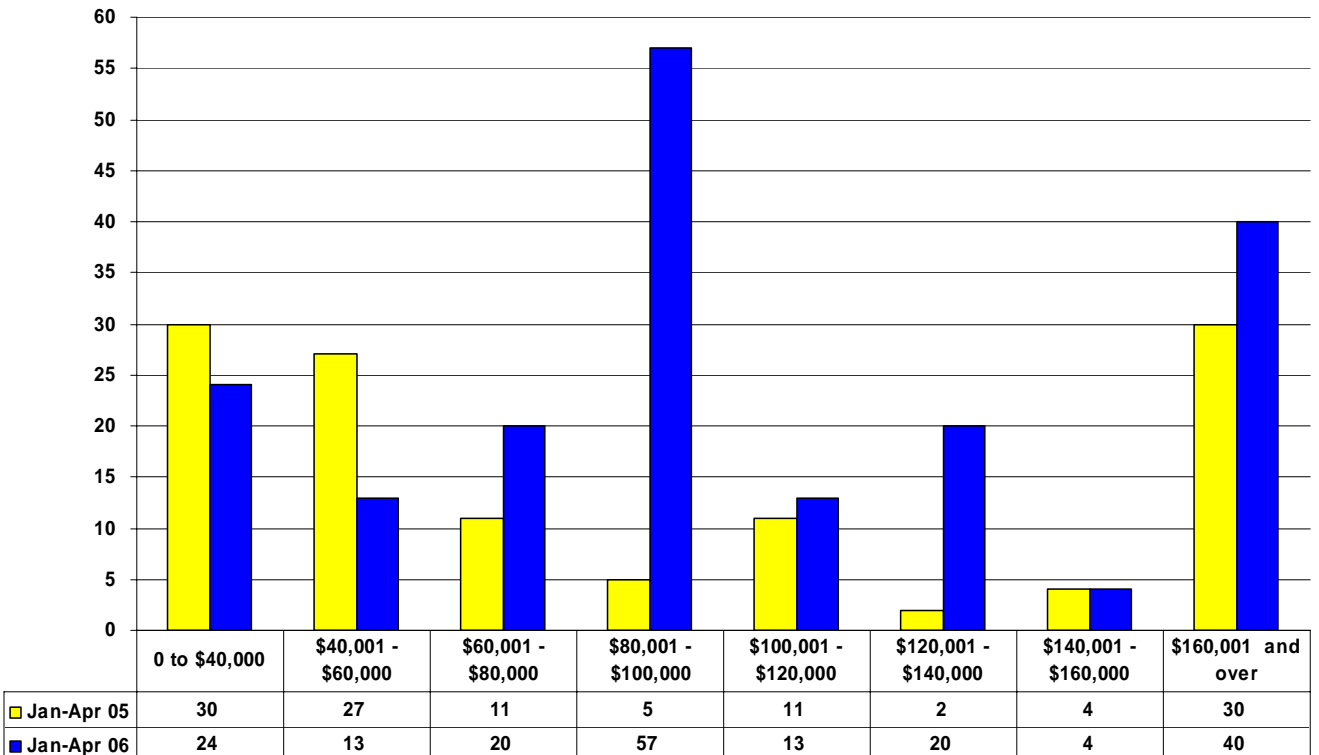
Shuswap Zone Townhouse Sub Area Average Price - 2006 vs 2005



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



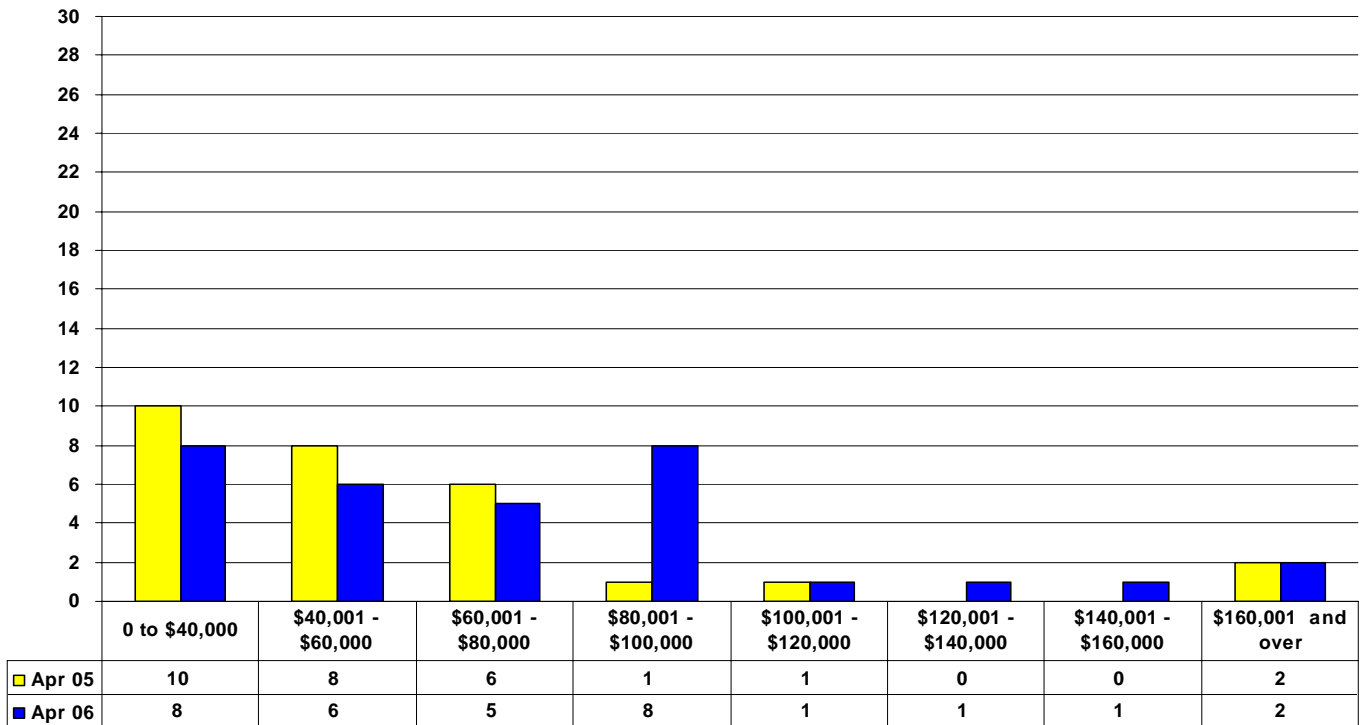
Shuswap Zone - Lots 2005 vs 2006
 Listings Taken By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront



Shuswap Zone - April 2006

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

Apr 05 Apr 06



Shuswap Zone - Lots 2005 vs 2006

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

