

SHUSWAP DIVISION
MONTHLY STATISTICS

FOR

May 1 - 31, 2002

SHUSWAP DIVISION

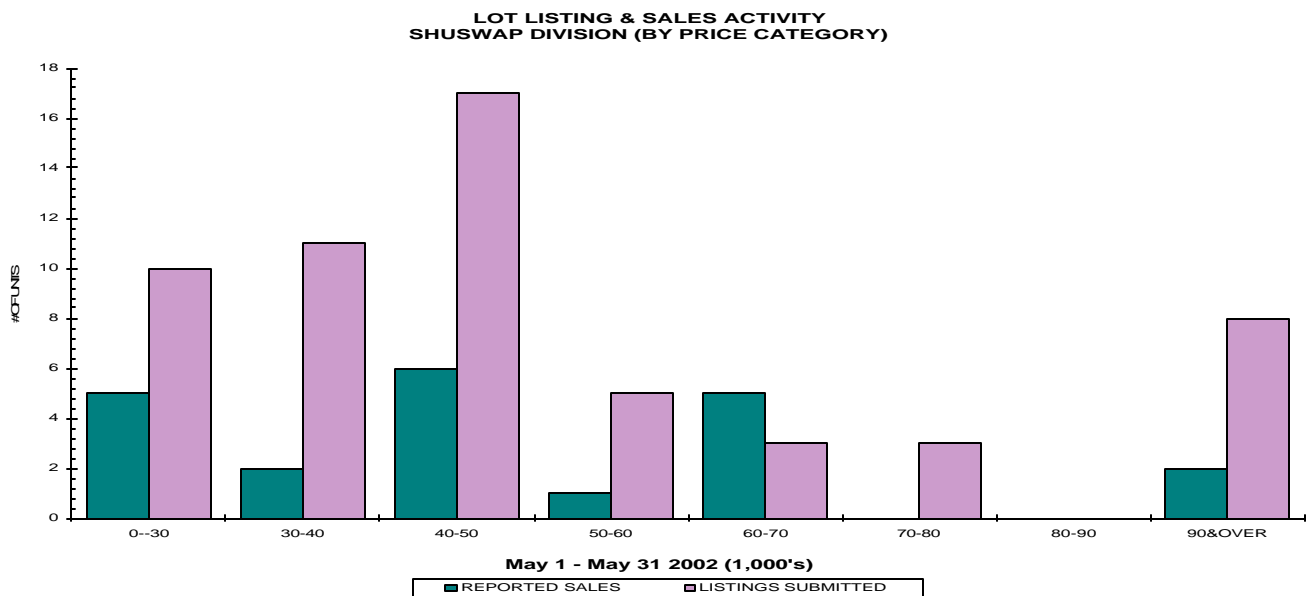
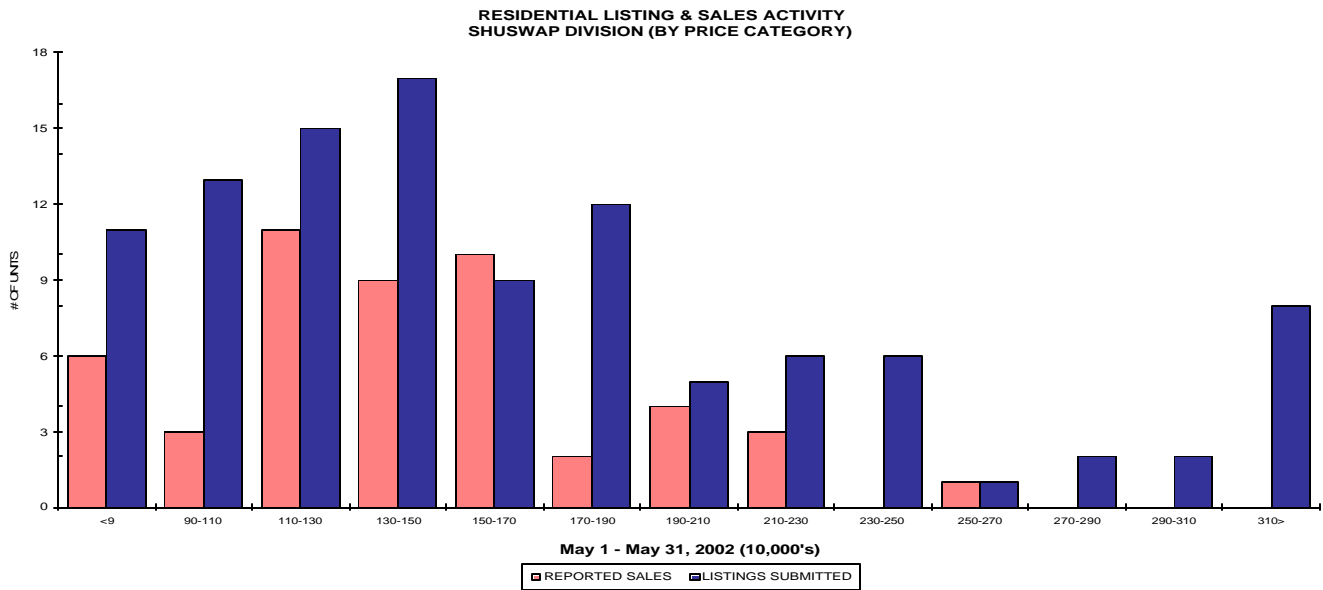
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May 2002

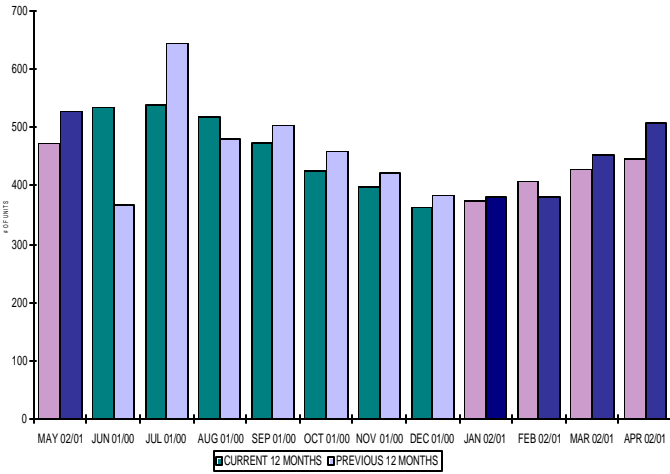
QUICK SUMMARY

	TOTAL SALES VOLUME		RESIDENTIAL SALES		TOTAL LISTINGS	
	# of Units	\$ Value	# of Units	\$ Value	Listings Taken	Inventory
May 2002	105	\$13,885,409	49	\$7,060,900	259	1,732
April 2002	79	\$10,567,727	41	\$5,525,700	214	1,685
May 2001	80	\$11,998,350	41	\$5,926,800	233	1,569

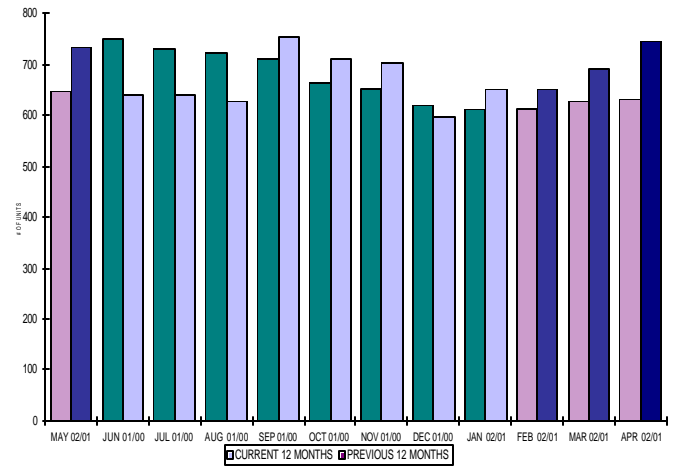
The average of listings-per-licensee is



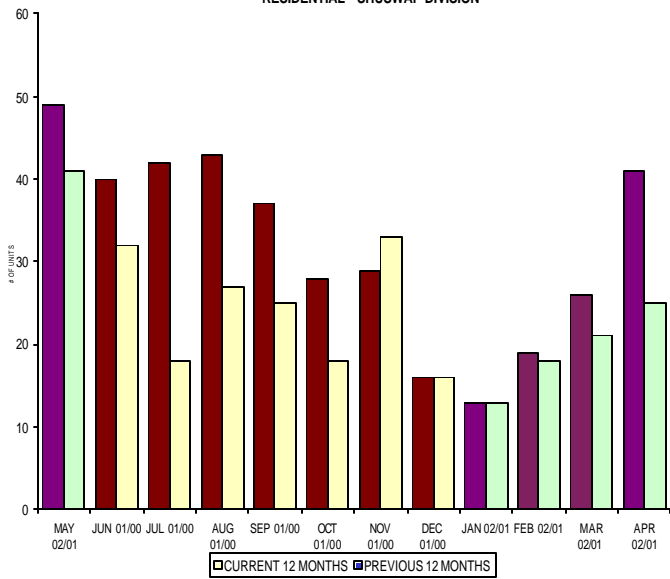
INVENTORY OF ACTIVE LISTINGS
RESIDENTIAL - SHUSWAP DIVISION



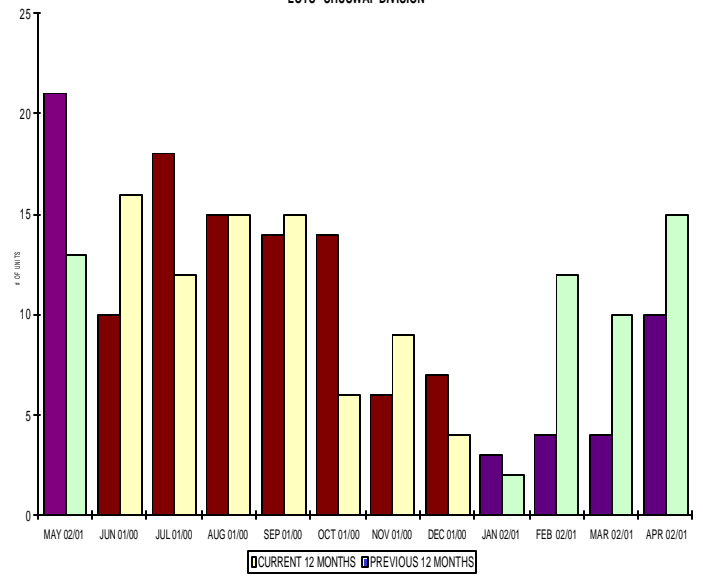
INVENTORY OF ACTIVE LISTINGS
LOTS - SHUSWAP DIVISION



NUMBER OF UNITS SOLD
RESIDENTIAL - SHUSWAP DIVISION



NUMBER OF UNITS SOLD
LOTS - SHUSWAP DIVISION



SHUSWAP DIVISION

May 2002

Category	Sales	New Listings	Current Inventory	Sell/Inv. Ratio	Days To Sell
ACREAGE	1	15	102	0.98%	225
ACREAGE/HOUSE	11	31	178	6.18%	162
LOTS	20	42	529	3.78%	265
RESIDENTIAL	49	108	472	10.38%	249
AVERAGE HOUSE PRICE \$144,100			MEDIAN HOUSE PRICE \$142,500		

Lots Include: Acreage Waterfront, Lots and Lots Waterfront

**COMPARATIVE ACTIVITY BY ZONE AS AT
May 31, 2002**

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
ZONE CO TOTALS						
Units Listed	901	704	28.0%	3659	3472	5.4%
Units Sold	533	397	34.3%	2216	1381	60.5%
Sales Dollars	95625271	64125405	49.1%	409148920	223021382	83.5%
List/Sell Ratio	95.69	94.09		95.13	93.60	
Days to Sell	82	106	-22.6%	98	113	-13.3%
Active Listings	2871	3148	-8.8%			
ZONE NO TOTALS						
Units Listed	366	340	7.6%	1597	1670	-4.4%
Units Sold	198	196	1.0%	769	606	26.9%
Sales Dollars	32788251	28073071	16.8%	116534971	84538305	37.8%
List/Sell Ratio	93.61	91.14		92.64	90.56	
Days to Sell	154	168	-8.3%	160	164	-2.4%
Active Listings	2018	1873	7.7%			
ZONE SH TOTALS						
Units Listed	259	233	11.2%	932	1019	-8.5%
Units Sold	105	80	31.3%	302	263	14.8%
Sales Dollars	13885409	11998350	15.7%	42396767	34894685	21.5%
List/Sell Ratio	91.72	90.13		90.2	88.76	
Days to Sell	245	187	31.0%	220	220	0.0%
Active Listings	1732	1569	10.4%			
ZONE OB TOTALS						
Units Listed	28	9	211.1%	113	78	44.9%
Units Sold	3	3	0.0%	6	11	-45.5%
Sales Dollars	997500	957000	4.2%	2233500	4072000	-45.1%
List/Sell Ratio	90.59	81.61		88.81	84.39	
Days to Sell	201	104	93.3%	158	126	25.4%
Active Listings	169	117	44.4%			
GRAND TOTALS						
Units Listed	1554	1286	20.8%	6301	6239	1.0%
Units Sold	839	676	24.1%	3293	2261	45.6%
Sales Dollars	143296431	105153826	36.3%	570314158	346526372	64.6%
List/Sell Ratio	94.26	91.40		93.77	91.51	
Days to Sell	111	140	-20.7%	125	144	-13.2%
Active Listings	6790	6707	1.2%			

LICENSEES
April 30, 2002

	TOTAL NUMBER OF LICENSEES May 31/02	TOTAL NUMBER OF LICENSEES May 3/01	CHANGE BY NUMBER	CHANGE BY %
ALL DIVISIONS	680	671	9	1.34%
CENTRAL OK DIV.	431	420	11	2.62%
NORTH OK DIV.	182	180	2	1.11%
SHUSWAP DIV.	67	71	-4	-5.63%
CURRENT MEMBERSHIP				
AGENT LICENSEES	74			
SALESPERSONS	539			
PROPERTY MANAGEMENT	8			
9:15 LICENCEE MEMBER	57			
EXEMPTION MEMBER	0			
TOTALS	678			

COMPARATIVE ACTIVITY BY PROPERTY TYPE

May 31, 2002

SHUSWAP

		CURRENT MONTH			YEAR TO DATE		
		THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Acreage							
	UNITS LISTED	15	6	150.0%	41	53	-22.6%
	UNITS SOLD	1	4	-75.0%	7	9	-22.2%
	SALES DOLLARS	65000	316500	-79.5%	639500	605000	5.7%
	LIST/SELL RATIO	98.63	83.61		76.35	80.64	85.7%
	DAYS TO SELL	225	129	74.4%	238	236	0.8%
	ACTIVE INVENTORY	102	103	-1.0%			
	AVERAGE PRICE	\$65,000	\$79,125	-17.9%	\$91,357	\$67,222	35.9%
	MEDIAN PRICE	\$65,000	\$83,250	-21.9%	\$65,000	\$59,000	10.2%
Acreage with House							
	UNITS LISTED	31	33	-6.1%	115	99	16.2%
	UNITS SOLD	11	7	57.1%	36	27	33.3%
	SALES DOLLARS	2364300	1252500	88.8%	7646300	4678500	63.4%
	LIST/SELL RATIO	93.04	90.65		91.77	89.75	
	DAYS TO SELL	162	192	-15.6%	184	223	-17.5%
	ACTIVE INVENTORY	178	113	57.5%			
	AVERAGE PRICE	\$214,936	\$178,929	20.1%	\$212,397	\$173,278	22.6%
	MEDIAN PRICE	\$180,000	\$138,000	30.4%	\$181,000	\$165,000	9.7%
Acreage (Waterfront)							
	UNITS LISTED	0	1	100.0%	6	7	-14.3%
	UNITS SOLD	0	0	0.0%	2	1	100.0%
	SALES DOLLARS	0	0	0.0%	483601	140000	245.4%
	LIST/SELL RATIO	0.00	0.00		55.19	93.33	
	DAYS TO SELL	0	0	0.0%	74	57	29.8%
	ACTIVE INVENTORY	16	16	0.0%			
	AVERAGE PRICE	\$0	\$0	0.0%	\$241,801	\$140,000	72.7%
	MEDIAN PRICE	\$0	\$0	0.0%	\$241,801	\$140,000	72.7%
Business							
	UNITS LISTED	6	12	-50.0%	28	46	-39.1%
	UNITS SOLD	1	3	-66.7%	4	8	-50.0%
	SALES DOLLARS	405000	1545000	-73.8%	2313600	2195900	5.4%
	LIST/SELL RATIO	94.20	85.88		84.94	82.93	
	DAYS TO SELL	341	320	6.6%	200	200	0.0%
	ACTIVE INVENTORY	55	47	17.0%			
	AVERAGE PRICE	\$405,000	\$515,000	-21.4%	\$578,400	\$274,488	110.7%
	MEDIAN PRICE	\$405,000	\$605,000	-33.1%	\$675,000	\$225,000	200.0%
Condo (Townhouse)							
	UNITS LISTED	7	7	0.0%	26	39	-33.3%
	UNITS SOLD	3	4	-25.0%	11	15	-26.7%
	SALES DOLLARS	419500	570050	-26.4%	1376500	1921585	-28.4%
	LIST/SELL RATIO	93.84	95.13		95.57	94.66	
	DAYS TO SELL	155	150	3.3%	256	230	11.3%
	ACTIVE INVENTORY	34	44	-22.7%			
	AVERAGE PRICE	\$139,833	\$142,513	-1.9%	\$125,136	\$128,106	-2.3%
	MEDIAN PRICE	\$123,500	\$139,400	-11.4%	\$123,000	\$124,000	-0.8%

COMPARATIVE ACTIVITY BY PROPERTY TYPE

May 31, 2002

SHUSWAP

		CURRENT MONTH			YEAR TO DATE		
		THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Condo (Apt)							
	UNITS LISTED	5	4	25.0%	30	16	87.5%
	UNITS SOLD	9	1	800.0%	19	11	72.7%
	SALES DOLLARS	670300	49000	1268.0%	1515400	967150	56.7%
	LIST/SELL RATIO	92.41	94.23		94.99	92.11	
	DAYS TO SELL	323	482	-33.0%	237	340	-30.3%
	ACTIVE INVENTORY	51	50	2.0%			
	AVERAGE PRICE	\$74,478	\$49,000	52.0%	\$79,758	\$87,923	-9.3%
	MEDIAN PRICE	\$67,000	\$49,000	36.7%	\$70,000	\$81,000	-13.6%
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	4	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	3	4	-25.0%	12	9	33.3%
	UNITS SOLD	0	0	0.0%	1	1	0.0%
	SALES DOLLARS	\$0	\$0	0.0%	\$350,000	\$1,165,000	-70.0%
	LIST/SELL RATIO	0.00	0.00		43.80	105.90	
	DAYS TO SELL	0	0	0.0%	368	377	-2.4%
	ACTIVE INVENTORY	24	19	26.3%			
	AVERAGE PRICE	\$0	\$0	0.0%	\$350,000	\$1,165,000	-70.0%
	MEDIAN PRICE	\$0	\$0	0.0%	\$350,000	\$1,165,000	-70.0%
IC&I							
	UNITS LISTED	6	2	200.0%	15	17	-11.8%
	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	33	28	17.9%			
	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	2	2	0.0%	13	19	-31.6%
	UNITS SOLD	1	1	0.0%	3	2	50.0%
	SALES DOLLARS	113000	250000	-54.8%	441500	707500	-37.6%
	LIST/SELL RATIO	94.56	89.28		94.89	90.85	
	DAYS TO SELL	64	78	-17.9%	373	219	70.3%
	ACTIVE INVENTORY	45	60	-25.0%			
	AVERAGE PRICE	\$113,000	\$250,000	-54.8%	\$147,167	\$353,750	-58.4%
	MEDIAN PRICE	\$113,000	\$250,000	-54.8%	\$122,500	\$353,750	-65.4%

COMPARATIVE ACTIVITY BY PROPERTY TYPE

May 31, 2002

SHUSWAP

		CURRENT MONTH			YEAR TO DATE		
		THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Lots							
	UNITS LISTED	39	30	30.0%	122	179	-31.8%
	UNITS SOLD	18	6	200.0%	30	28	7.1%
	SALES DOLLARS	748000	129500	477.6%	1409400	1010250	39.5%
	LIST/SELL RATIO	85.99	81.99		83.87	83.74	
	DAYS TO SELL	279	330	-15.5%	412	307	34.2%
	ACTIVE INVENTORY	483	465	3.9%			
	AVERAGE PRICE	\$41,556	\$21,583	92.5%	\$46,980	\$36,080	30.2%
	MEDIAN PRICE	\$45,954	\$16,100	185.4%	\$45,954	\$36,000	27.7%
Leases							
	UNITS LISTED	0	0	0.0%	5	8	-37.5%
	UNITS SOLD	1	0	100.0%	5	0	100.0%
	SALES DOLLARS	9	0	100.0%	13	0	100.0%
	LIST/SELL RATIO	142.16	0.00		110.54	0.00	
	DAYS TO SELL	183	0	100.0%	264	0	100.0%
	ACTIVE INVENTORY	21	31	-32.3%			
	AVERAGE PRICE	\$9	\$0	100.0%	\$3	\$0	100.0%
	MEDIAN PRICE	\$9	\$0	100.0%	\$1	\$0	100.0%
Lots (Waterfront)							
	UNITS LISTED	3	3	0.0%	8	16	-50.0%
	UNITS SOLD	2	2	0.0%	2	4	-50.0%
	SALES DOLLARS	255000	287500	-11.3%	255000	675500	-62.3%
	LIST/SELL RATIO	79.90	71.90		79.90	85.40	
	DAYS TO SELL	252	125	101.6%	252	572	-55.9%
	ACTIVE INVENTORY	46	66	-30.3%			
	AVERAGE PRICE	\$127,500	\$143,750	-11.3%	\$127,500	\$168,875	-24.5%
	MEDIAN PRICE	\$127,500	\$143,500	-11.1%	\$127,500	\$194,000	-34.3%
Multi-Family							
	UNITS LISTED	3	1	200.0%	7	9	-22.2%
	UNITS SOLD	0	0	0.0%	0	1	-100.0%
	SALES DOLLARS	0	0	-100.0%	0	273000	-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	11	11	0.0%			
	AVERAGE PRICE	\$0	\$0	0.0%	\$0	\$273,000	-100.0%
	MEDIAN PRICE	\$0	\$0	0.0%	\$0	\$273,000	-100.0%
Mobile Homes							
	UNITS LISTED	15	21	-28.6%	58	77	-24.7%
	UNITS SOLD	4	7	-42.9%	16	23	-30.4%
	SALES DOLLARS	114400	260500	-56.1%	502900	680250	-26.1%
	LIST/SELL RATIO	85.96	89.36		78.52	82.50	
	DAYS TO SELL	323	94	243.6%	317	133	138.3%
	ACTIVE INVENTORY	84	78	7.7%			
	AVERAGE PRICE	\$28,600	\$37,214	-23.1%	\$31,431	\$29,576	6.3%
	MEDIAN PRICE	\$25,750	\$42,500	-39.4%	\$35,750	\$27,500	30.0%

COMPARATIVE ACTIVITY BY PROPERTY TYPE

May 31, 2002

SHUSWAP

		CURRENT MONTH			YEAR TO DATE		
		THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Residential							
	UNITS LISTED	108	86	25.6%	397	370	7.3%
	UNITS SOLD	49	41	19.5%	145	117	23.9%
	SALES DOLLARS	7060900	5926800	19.1%	20009929	15965750	25.3%
	LIST/SELL RATIO	92.81	92.24		92.47	90.87	
	DAYS TO SELL	249	185	34.6%	169	183	-7.7%
	ACTIVE INVENTORY	472	381	23.9%			
	AVERAGE PRICE	\$144,100	\$144,556	-0.3%	\$138,000	\$136,459	1.1%
	MEDIAN PRICE	\$142,500	\$136,900	4.1%	\$139,900	\$133,250	5.0%
Residential (Waterfront)							
	UNITS LISTED	16	19	-15.8%	48	50	-4.0%
	UNITS SOLD	5	3	66.7%	20	13	53.8%
	SALES DOLLARS	1670000	1276000	30.9%	5350074	3484800	53.5%
	LIST/SELL RATIO	94.34	98.02		89.27	89.45	
	DAYS TO SELL	71	46	54.3%	211	161	31.1%
	ACTIVE INVENTORY	73	57	28.1%			
	AVERAGE PRICE	\$334,000	\$425,333	-21.5%	\$267,504	\$268,062	-0.2%
	MEDIAN PRICE	\$340,000	\$485,000	-29.9%	\$246,500	\$270,000	-8.7%
SHUSWAP TOTALS							
	UNITS LISTED	259	233	11.2%	932	1019	-8.5%
	UNITS SOLD	105	80	31.3%	302	263	14.8%
	SALES DOLLARS	13885409	11998350	15.7%	42396767	34894685	21.5%
	LIST/SELL RATIO	91.72	90.13		90.20	88.76	
	DAYS TO SELL	245	187	31.0%	220	220	0.0%
	ACTIVE INVENTORY	1732	1569				

RESIDENTIAL LISTING / SALES ANALYSIS

May 31, 2002

SHUSWAP

Range	Mthly Listings Total	YTD Listings Total	Mthly Sales Total	YTD Sales Total
0 to 90000	11	39	6	21
90001 to 110000	13	39	3	15
110001 to 130000	15	61	11	24
130001 to 150000	17	68	9	35
150001 to 170000	9	46	10	23
170001 to 190000	12	55	2	13
190001 to 210000	5	20	4	7
210001 to 230000	6	18	3	4
230001 to 250000	6	14	0	1
250001 to 270000	1	8	1	1
270001 to 290000	2	8	0	1
290001 to 310000	2	4	0	0
310001 and over	8	16	0	0
	107	396	49	145

LOT LISTING / SALES ANALYSIS

May 31, 2002

SHUSWAP

	Mthly Listings	YTD Listings		Mthly Sales	YTD Sales
Range	Total	Total		Total	Total
0 to 30000	10	31		5	10
30001 to 40000	11	30		2	6
40001 to 50000	17	42		6	7
50001 to 60000	5	18		1	1
60001 to 70000	3	11		5	9
70001 to 80000	3	12		0	1
80001 to 90000	0	3		0	0
90001 and over	8	30		2	7
	57	177		21	41