

SHUSWAP DIVISION
MONTHLY STATISTICS

FOR

June 1 - 30, 2002

SHUSWAP DIVISION

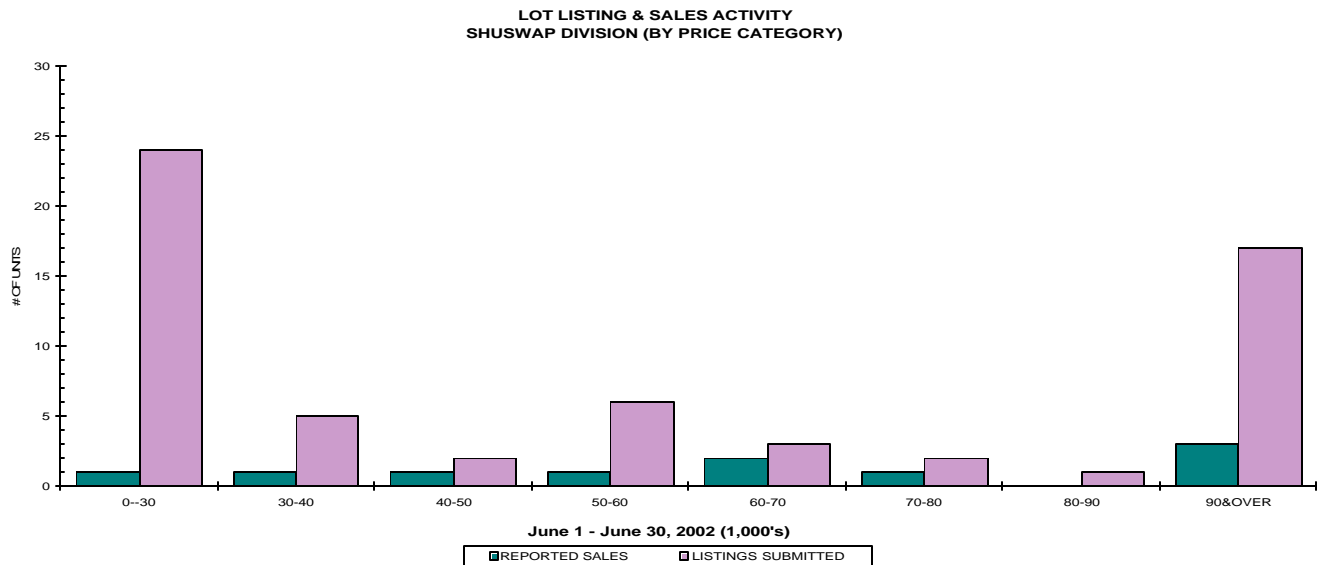
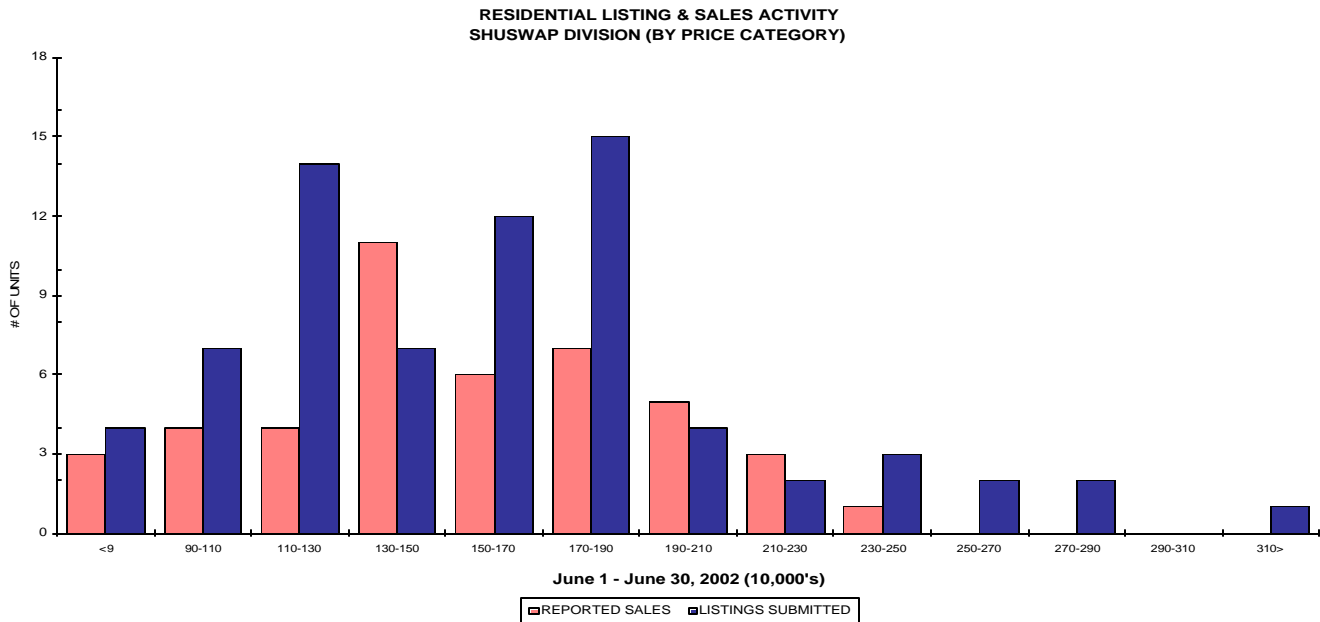
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June 2002

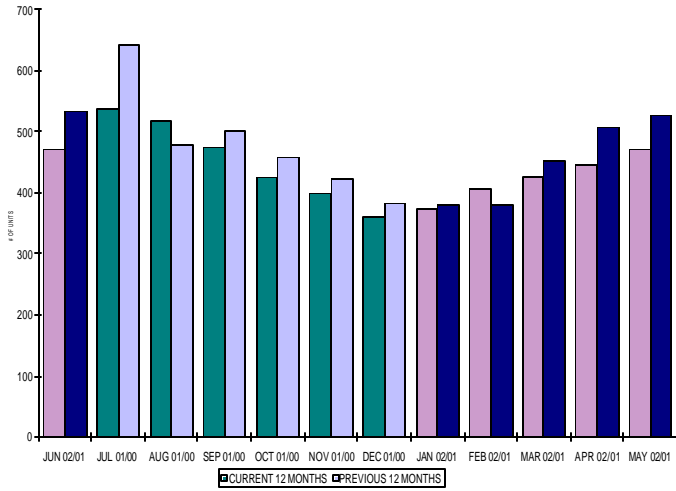
QUICK SUMMARY

	TOTAL SALES VOLUME		RESIDENTIAL SALES		TOTAL LISTINGS	
	# of Units	\$ Value	# of Units	\$ Value	Listings Taken	Inventory
June 2002	101	\$13,337,450	44	\$6,839,200	219	1,769
May 2002	105	\$13,885,409	49	\$7,060,900	259	1,732
June 2001	85	\$12,646,700	40	\$5,519,700	238	1,979

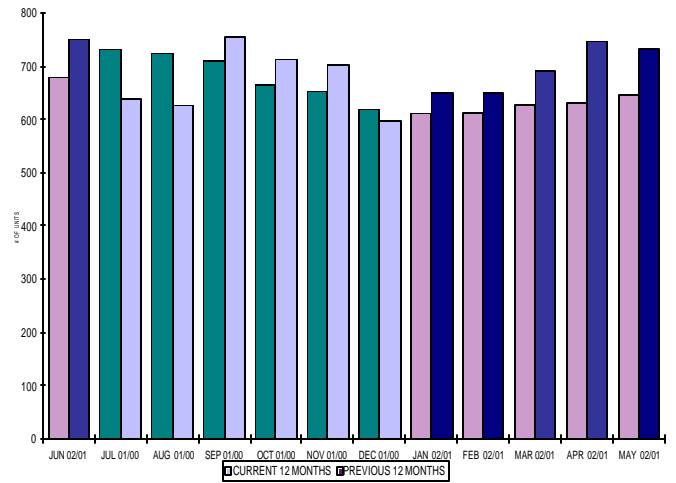
The average of listings-per-licensee is 26.0



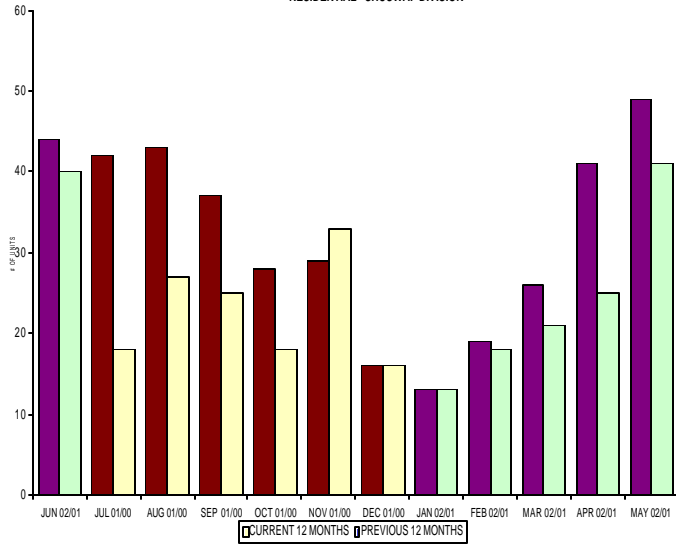
INVENTORY OF ACTIVE LISTINGS
RESIDENTIAL - SHUSWAP DIVISION



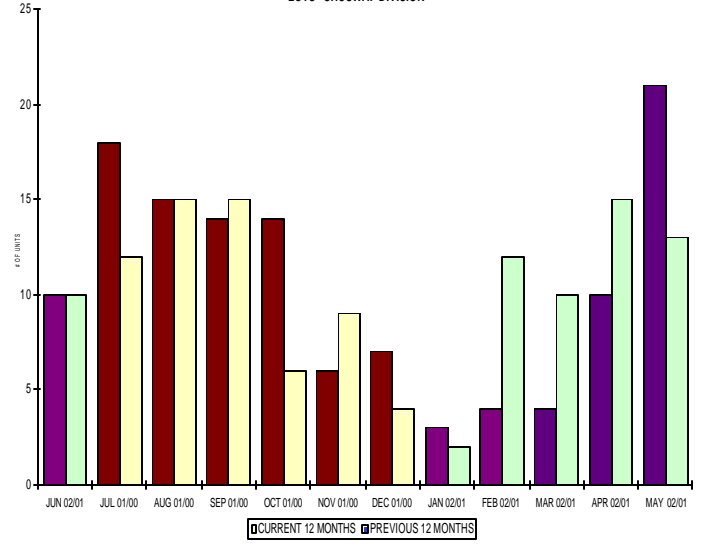
INVENTORY OF ACTIVE LISTINGS
LOTS - SHUSWAP DIVISION



NUMBER OF UNITS SOLD
RESIDENTIAL - SHUSWAP DIVISION



NUMBER OF UNITS SOLD
LOTS - SHUSWAP DIVISION



SHUSWAP DIVISION

June 2002

Category	Sales	New Listings	Current Inventory	Sell/Inv. Ratio	Days To Sell
ACREAGE	0	19	118	0.00%	0
ACREAGE/HOUSE	13	30	183	7.10%	200
LOTS	10	41	560	1.79%	424
RESIDENTIAL	44	74	472	9.32%	182
AVERAGE HOUSE PRICE \$155,436			MEDIAN HOUSE PRICE \$152,500		

Lots Include: Acreage Waterfront, Lots and Lots Waterfront

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

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
ZONE CO TOTALS						
Units Listed	702	730	-3.8%	4350	4201	3.5%
Units Sold	432	385	12.2%	2644	1766	49.7%
Sales Dollars	\$81,439,619	\$71,591,977	13.8%	\$472,453,786	\$294,613,359	60.4%
List/Sell Ratio	95.69	94.09		95.13	93.60	
Days to Sell	82	106	-22.6%	98	113	-13.3%
Active Listings	2890					
ZONE NO TOTALS						
Units Listed	398	358	11.2%	1995	2028	-1.6%
Units Sold	185	164	12.8%	951	770	23.5%
Sales Dollars	\$29,428,407	\$27,567,174	6.8%	\$145,544,878	\$112,105,479	29.8%
List/Sell Ratio	93.61	91.14		92.64	90.56	
Days to Sell	154	168	-8.3%	160	164	-2.4%
Active Listings	2108					
ZONE SH TOTALS						
Units Listed	219	238	-8.0%	1151	1269	-9.3%
Units Sold	101	82	23.2%	400	345	15.9%
Sales Dollars	\$13,337,450	\$12,176,700	9.5%	\$55,386,217	\$47,071,385	17.7%
List/Sell Ratio	91.72	90.13		90.2	88.76	
Days to Sell	245	187	31.0%	220	220	0.0%
Active Listings	1769					
ZONE OB TOTALS						
Units Listed	13	10	30.0%	126	89	41.6%
Units Sold	6	1	500.0%	12	12	0.0%
Sales Dollars	\$1,000,201	\$390,000	156.5%	\$3,233,701	\$4,462,000	-27.5%
List/Sell Ratio	90.59	81.61		88.81	84.39	
Days to Sell	201	104	93.3%	158	126	25.4%
Active Listings	147					
GRAND TOTALS						
Units Listed	1332	1336	-0.3%	7622	7587	0.5%
Units Sold	724	632	14.6%	4007	2893	38.5%
Sales Dollars	\$125,205,677	\$111,725,851	12.1%	\$676,618,582	\$458,252,223	47.7%
List/Sell Ratio	94.26	91.40		93.77	91.51	
Days to Sell	111	140	-20.7%	125	144	-13.2%
Active Listings	6914					

LICENSEES
June 30, 2002

	TOTAL NUMBER OF LICENSEES June 30/02	TOTAL NUMBER OF LICENSEES June 30/01	CHANGE BY NUMBER	CHANGE BY %
ALL DIVISIONS	686	671	15	2.24%
CENTRAL OK DIV.	434	420	14	3.33%
NORTH OK DIV.	184	180	4	2.22%
SHUSWAP DIV.	68	71	-3	-4.23%
CURRENT MEMBERSHIP				
AGENT LICENSEES	73			
SALESPERSONS	546			
PROPERTY MANAGEMENT	9			
9:15 LICENCEE MEMBER	58			
EXEMPTION MEMBER	0			
TOTALS	686			

COMPARATIVE ACTIVITY BY PROPERTY TYPE

June 30, 2002

SHUSWAP

		CURRENT MONTH			YEAR TO DATE		
		THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Acreage							
	UNITS LISTED	19	6	216.7%	60	59	1.7%
	UNITS SOLD	0	1	-100.0%	7	10	-30.0%
	SALES DOLLARS	\$0	\$32,500	-100.0%	\$639,500	\$637,500	0.3%
	LIST/SELL RATIO	0.00	92.85		76.35	81.86	85.7%
	DAYS TO SELL	0	114	-100.0%	238	224	6.3%
	ACTIVE INVENTORY	118					
	AVERAGE PRICE	\$0	\$32,500	-100.0%	\$91,357	\$63,750	43.3%
	MEDIAN PRICE	\$0	\$32,500	-100.0%	\$65,000	\$51,500	26.2%
Acreage with House							
	UNITS LISTED	30	34	-11.8%	145	133	9.0%
	UNITS SOLD	13	9	44.4%	49	36	36.1%
	SALES DOLLARS	\$2,151,500	\$1,453,000	48.1%	\$9,797,800	\$6,131,500	59.8%
	LIST/SELL RATIO	83.48	91.80		89.70	90.28	
	DAYS TO SELL	200	168	19.0%	189	210	-10.0%
	ACTIVE INVENTORY	183					
	AVERAGE PRICE	\$165,500	\$161,444	2.5%	\$199,955	\$170,319	17.4%
	MEDIAN PRICE	\$182,000	\$150,500	20.9%	\$182,000	\$162,500	12.0%
Acreage (Waterfront)							
	UNITS LISTED	1	1	0.0%	7	8	-12.5%
	UNITS SOLD	1	1	0.0%	3	2	50.0%
	SALES DOLLARS	\$69,500	\$145,000	-52.1%	\$553,101	\$285,000	94.1%
	LIST/SELL RATIO	77.30	80.60		62.56	89.96	
	DAYS TO SELL	455	127	258.3%	201	92	118.5%
	ACTIVE INVENTORY	14					
	AVERAGE PRICE	\$69,500	\$145,000	-52.1%	\$184,367	\$142,500	29.4%
	MEDIAN PRICE	\$69,500	\$145,000	-52.1%	\$69,500	\$142,500	-51.2%
Business							
	UNITS LISTED	6	14	-57.1%	34	60	-43.3%
	UNITS SOLD	1	2	-50.0%	5	10	-50.0%
	SALES DOLLARS	\$300,000	\$395,000	-24.1%	\$2,613,600	\$2,590,900	0.9%
	LIST/SELL RATIO	73.34	93.08		82.62	84.96	
	DAYS TO SELL	232	111	109.0%	206	182	13.2%
	ACTIVE INVENTORY	57					
	AVERAGE PRICE	\$300,000	\$197,500	51.9%	\$522,720	\$259,090	101.8%
	MEDIAN PRICE	\$300,000	\$197,500	51.9%	\$405,000	\$225,000	80.0%
Condo (Townhouse)							
	UNITS LISTED	5	6	-16.7%	31	45	-31.1%
	UNITS SOLD	3	9	-66.7%	13	24	-45.8%
	SALES DOLLARS	\$375,000	\$1,134,500	-66.9%	\$1,618,500	\$3,056,085	-47.0%
	LIST/SELL RATIO	97.98	91.66		95.78	93.54	
	DAYS TO SELL	465	354	31.4%	319	276	15.6%
	ACTIVE INVENTORY	36					
	AVERAGE PRICE	\$125,000	\$126,056	-0.8%	\$124,500	\$127,337	-2.2%
	MEDIAN PRICE	\$118,000	\$122,500	-3.7%	\$118,500	\$122,500	-3.3%

COMPARATIVE ACTIVITY BY PROPERTY TYPE

June 30, 2002

SHUSWAP

		CURRENT MONTH			YEAR TO DATE		
		THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Condo (Apt)							
	UNITS LISTED	2	6	-66.7%	32	22	45.5%
	UNITS SOLD	3	1	200.0%	22	12	83.3%
	SALES DOLLARS	\$224,500	\$104,000	115.9%	\$1,739,900	\$1,071,150	62.4%
	LIST/SELL RATIO	88.74	90.51		94.14	91.97	
	DAYS TO SELL	196	236	-16.9%	232	332	-30.1%
	ACTIVE INVENTORY	48					
	AVERAGE PRICE	\$74,833	\$104,000	-28.0%	\$79,086	\$89,263	-11.4%
	MEDIAN PRICE	\$67,500	\$104,000	-35.1%	\$69,500	\$81,500	-14.7%
Duplex							
	UNITS LISTED	1	2	-100.0%	2	9	-77.8%
	UNITS SOLD	0	0	0.0%	0	2	-100.0%
	SALES DOLLARS	\$0	\$0	0.0%	\$0	\$214,500	-100.0%
	LIST/SELL RATIO	0.00	0.00		0.00	81.92	
	DAYS TO SELL	0	0	0.0%	0	620	-100.0%
	ACTIVE INVENTORY	5					
	AVERAGE PRICE	\$0	\$0	0.0%	\$0	\$107,250	-100.0%
	MEDIAN PRICE	\$0	\$0	0.0%	\$0	\$107,250	-100.0%
Farms							
	UNITS LISTED	3	0	100.0%	15	9	66.7%
	UNITS SOLD	0	1	-100.0%	1	2	-50.0%
	SALES DOLLARS	\$0	\$565,000	0.0%	\$350,000	\$1,730,000	-79.8%
	LIST/SELL RATIO	0.00	99.29		43.80	102.59	
	DAYS TO SELL	0	115	0.0%	368	246	49.6%
	ACTIVE INVENTORY	25					
	AVERAGE PRICE	\$0	\$565,000	0.0%	\$350,000	\$865,000	-59.5%
	MEDIAN PRICE	\$0	\$565,000	0.0%	\$350,000	\$865,000	-59.5%
IC&I							
	UNITS LISTED	1	3	-66.7%	16	20	-20.0%
	UNITS SOLD	1	1	0.0%	2	2	0.0%
	SALES DOLLARS	\$76,250	\$135,000	-43.5%	\$179,300	\$345,000	-48.0%
	LIST/SELL RATIO	89.70	90.06		96.37	87.19	
	DAYS TO SELL	181	67	170.1%	95	214	-55.6%
	ACTIVE INVENTORY	32					
	AVERAGE PRICE	\$76,250	\$135,000	-43.5%	\$89,650	\$172,500	-48.0%
	MEDIAN PRICE	\$76,250	\$135,000	-43.5%	\$89,650	\$172,500	-48.0%
IC&I Land							
	UNITS LISTED	4	1	300.0%	17	20	-15.0%
	UNITS SOLD	0	0	0.0%	3	2	50.0%
	SALES DOLLARS	\$0	\$0	0.0%	\$441,500	\$707,500	-37.6%
	LIST/SELL RATIO	0.00	0.00		94.89	90.85	
	DAYS TO SELL	0	0	0.0%	373	219	70.3%
	ACTIVE INVENTORY	47					
	AVERAGE PRICE	\$0	\$0	0.0%	\$147,167	\$353,750	-58.4%
	MEDIAN PRICE	\$0	\$0	0.0%	\$122,500	\$353,750	-65.4%

COMPARATIVE ACTIVITY BY PROPERTY TYPE

June 30, 2002

SHUSWAP

		CURRENT MONTH			YEAR TO DATE		
		THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Lots							
	UNITS LISTED	36	41	-12.2%	158	220	-28.2%
	UNITS SOLD	5	8	-37.5%	34	36	-5.6%
	SALES DOLLARS	\$233,600	\$389,500	-40.0%	\$1,594,500	\$1,399,750	13.9%
	LIST/SELL RATIO	87.76	84.21		84.31	83.84	
	DAYS TO SELL	311	351	-11.4%	401	317	26.5%
	ACTIVE INVENTORY	501					
	AVERAGE PRICE	\$46,720	\$48,688	-4.0%	\$46,897	\$38,882	20.6%
	MEDIAN PRICE	\$48,500	\$49,500	-2.0%	\$45,954	\$38,250	20.1%
Leases							
	UNITS LISTED	1	1	0.0%	6	9	-33.3%
	UNITS SOLD	0	0	0.0%	5	0	100.0%
	SALES DOLLARS	\$0	\$0	0.0%	\$13	\$0	100.0%
	LIST/SELL RATIO	0.00	0.00		110.54	0.00	
	DAYS TO SELL	0	0	0.0%	264	0	100.0%
	ACTIVE INVENTORY	22					
	AVERAGE PRICE	\$0	\$0	0.0%	\$3	\$0	100.0%
	MEDIAN PRICE	\$0	\$0	0.0%	\$1	\$0	100.0%
Lots (Waterfront)							
	UNITS LISTED	4	7	-42.9%	12	23	-47.8%
	UNITS SOLD	4	0	400.0%	6	4	50.0%
	SALES DOLLARS	\$527,000	\$0	100.0%	\$782,000	\$675,500	15.8%
	LIST/SELL RATIO	87.41	0.00		84.91	85.40	
	DAYS TO SELL	508	0	100.0%	423	572	-26.0%
	ACTIVE INVENTORY	45					
	AVERAGE PRICE	\$131,750	\$0	100.0%	\$130,333	\$168,875	-22.8%
	MEDIAN PRICE	\$125,000	\$0	100.0%	\$125,000	\$194,000	-35.6%
Multi-Family							
	UNITS LISTED	0	2	-100.0%	7	11	-36.4%
	UNITS SOLD	1	0	100.0%	1	1	0.0%
	SALES DOLLARS	\$215,000	\$0	100.0%	\$215,000	\$273,000	-21.2%
	LIST/SELL RATIO	83.01	0.00		83.01	92.54	
	DAYS TO SELL	686	0	100.0%	686	1041	-34.1%
	ACTIVE INVENTORY	10					
	AVERAGE PRICE	\$215,000	\$0	100.0%	\$215,000	\$273,000	-21.2%
	MEDIAN PRICE	\$215,000	\$0	100.0%	\$215,000	\$273,000	-21.2%
Mobile Homes							
	UNITS LISTED	18	14	28.6%	77	91	-15.4%
	UNITS SOLD	14	2	600.0%	30	25	20.0%
	SALES DOLLARS	\$427,500	\$62,000	589.5%	\$930,400	\$742,250	25.3%
	LIST/SELL RATIO	82.21	83.00		80.17	82.54	
	DAYS TO SELL	185	112	65.2%	255	132	93.2%
	ACTIVE INVENTORY	84					
	AVERAGE PRICE	\$30,536	\$31,000	-1.5%	\$31,013	\$29,690	4.5%
	MEDIAN PRICE	\$28,500	\$31,000	-8.1%	\$31,500	\$27,500	14.5%

COMPARATIVE ACTIVITY BY PROPERTY TYPE

June 30, 2002

SHUSWAP

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Residential						
UNITS LISTED	74	87	-14.9%	469	457	2.6%
UNITS SOLD	44	40	10.0%	188	157	19.7%
SALES DOLLARS	\$6,839,200	\$5,519,700	23.9%	\$26,682,629	\$21,485,450	24.2%
LIST/SELL RATIO	94.49	91.55		92.91	91.03	
DAYS TO SELL	182	129	41.1%	172	169	1.8%
ACTIVE INVENTORY	472					
AVERAGE PRICE	\$155,436	\$137,993	12.6%	\$141,929	\$136,850	3.7%
MEDIAN PRICE	\$152,500	\$136,750	11.5%	\$143,500	\$134,000	7.1%
Residential (Waterfront)						
UNITS LISTED	14	13	7.7%	63	73	-13.7%
UNITS SOLD	11	7	57.1%	31	20	55.0%
SALES DOLLARS	\$1,898,400	\$2,241,500	-15.3%	\$7,248,474	\$5,726,300	26.6%
LIST/SELL RATIO	83.26	93.00		87.26	90.57	
DAYS TO SELL	161	114	41.2%	193	145	33.1%
ACTIVE INVENTORY	70					
AVERAGE PRICE	\$172,582	\$320,214	-46.1%	\$233,822	\$286,315	-18.3%
MEDIAN PRICE	\$185,000	\$267,000	-30.7%	\$225,000	\$268,500	-16.2%
SHUSWAP TOTALS						
UNITS LISTED	219	238	-8.0%	1151	1269	-9.3%
UNITS SOLD	101	82	23.2%	400	345	15.9%
SALES DOLLARS	\$13,337,450	\$12,176,700	9.5%	\$55,386,217	\$47,071,385	17.7%
LIST/SELL RATIO	91.72	90.13		90.20	88.76	
DAYS TO SELL	245	187	31.0%	220	220	0.0%
ACTIVE INVENTORY	1769					

RESIDENTIAL LISTING / SALES ANALYSIS

June 30, 2002

SHUSWAP

Range	Mthly Listings Total	YTD Listings Total	Mthly Sales Total	YTD Sales Total
0 to 90000	4	43	3	24
90001 to 110000	7	46	4	19
110001 to 130000	14	76	4	28
130001 to 150000	7	75	11	46
150001 to 170000	12	56	6	28
170001 to 190000	15	72	7	20
190001 to 210000	4	22	5	12
210001 to 230000	2	22	3	7
230001 to 250000	3	16	1	2
250001 to 270000	2	9	0	1
270001 to 290000	2	10	0	1
290001 to 310000	0	5	0	0
310001 and over	1	15	0	0
	73	467	44	188

LOT LISTING / SALES ANALYSIS

June 30, 2002

SHUSWAP

	Mthly Listings	YTD Listings		Mthly Sales	YTD Sales
Range	Total	Total		Total	Total
0 to 30000	24	55		1	11
30001 to 40000	5	35		1	7
40001 to 50000	2	44		1	7
50001 to 60000	6	24		1	2
60001 to 70000	3	14		2	11
70001 to 80000	2	14		1	2
80001 to 90000	1	4		0	0
90001 and over	17	47		3	10
	60	237		10	50