

SHUSWAP ZONE MONTHLY STATISTICS

FOR

June 1st - 30th, 2005

June Statistics Run July 6, 2005 8:30 a.m.

SHUSWAP ZONE

STAT - O - GRAM

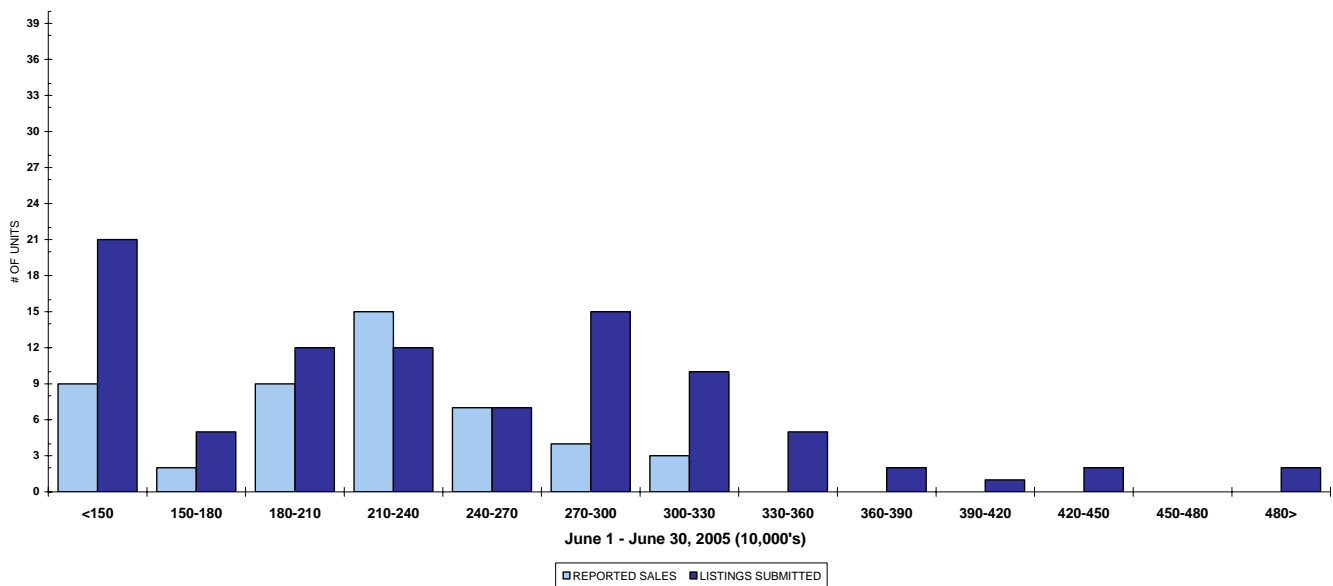
JUNE 2005

QUICK SUMMARY

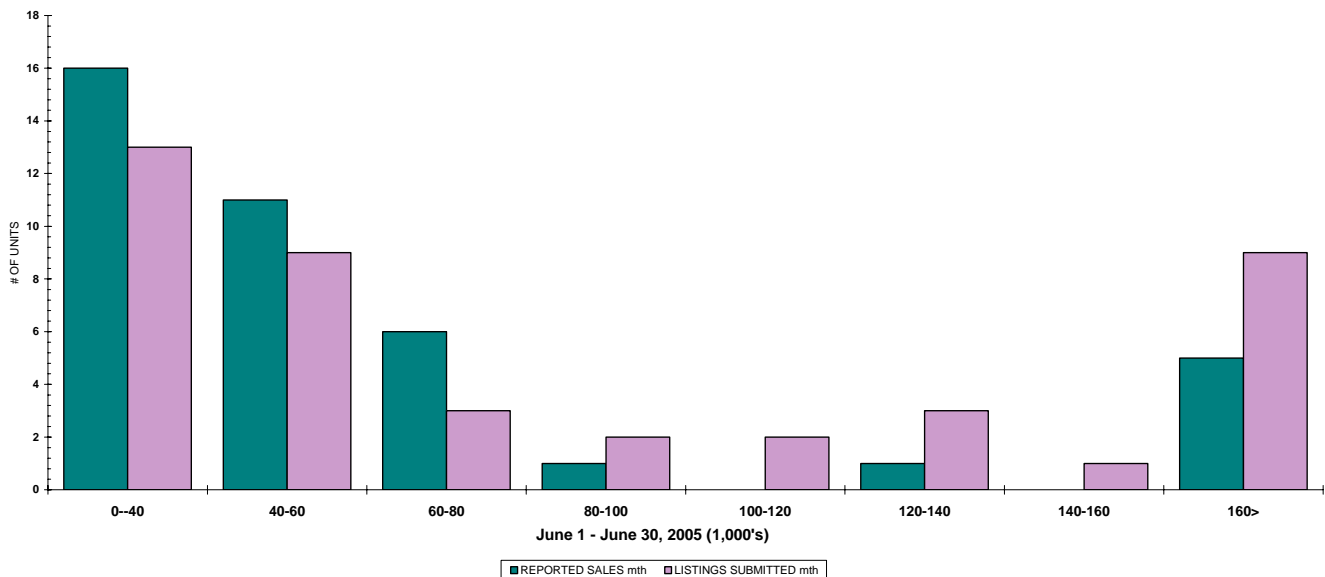
	TOTAL SALES VOLUME		Residential Single Family SALES		TOTAL LISTINGS	
	<u># of Units</u>	<u>\$ Value</u>	<u># of Units</u>	<u>\$ Value</u>	<u>Listings Taken</u>	<u>Inventory</u>
June 2005	159	\$27,342,216	51	\$10,975,250	212	844
May 2005	165	\$31,372,628	65	\$12,733,527	263	899
June 2004	166	\$30,985,514	52	\$9,311,984	223	1,178

The Shuswap Zone has **94** Members. The average of listings-per-licensee is 8.9

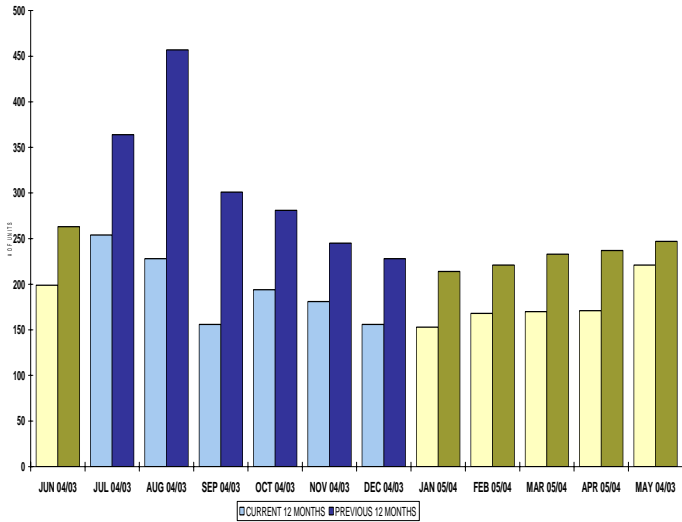
RESIDENTIAL LISTING & SALES ACTIVITY
SHUSWAP DIVISION (BY PRICE CATEGORY)



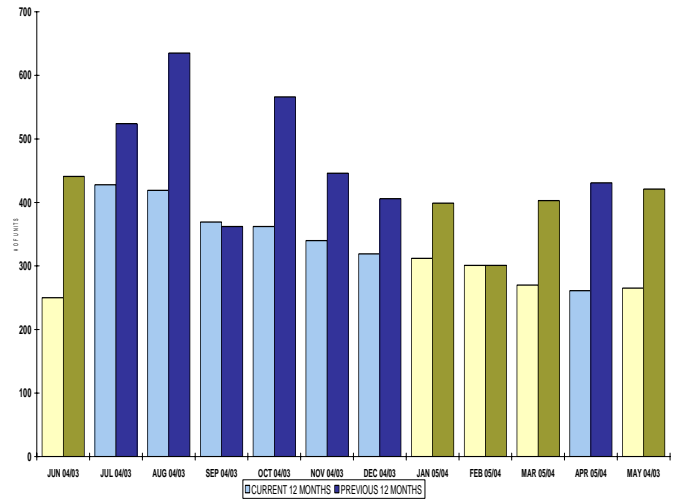
LOT LISTING & SALES ACTIVITY
SHUSWAP DIVISION (BY PRICE CATEGORY)



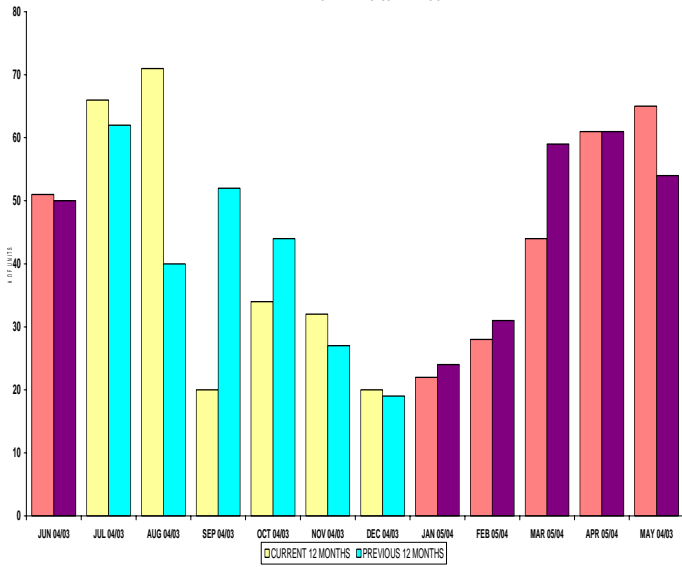
INVENTORY OF ACTIVE LISTINGS
RESIDENTIAL - SHUSWAP DIVISION



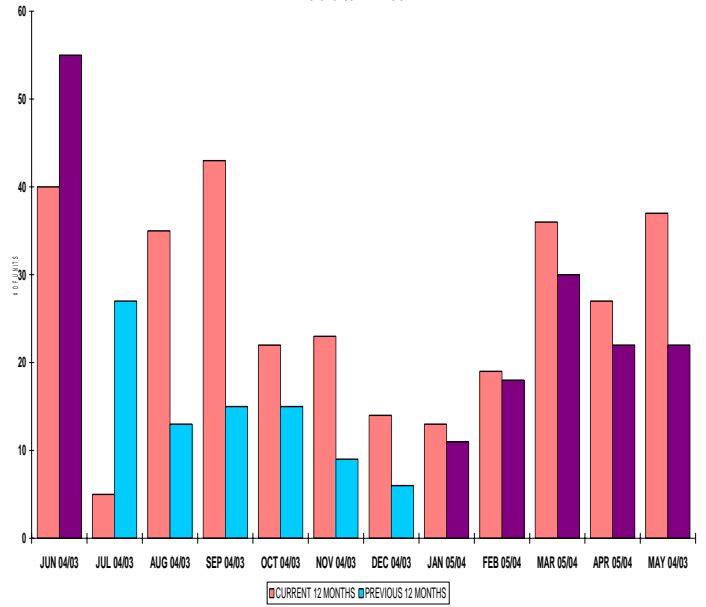
INVENTORY OF ACTIVE LISTINGS
LOTS - SHUSWAP DIVISION



NUMBER OF UNITS SOLD
RESIDENTIAL - SHUSWAP DIVISION



NUMBER OF UNITS SOLD
LOTS - SHUSWAP DIVISION



SHUSWAP ZONE

June 2005

Category	Sales	New Listings	Current Inventory	Sell/Inv. Ratio	Days To Sell
ACREAGE	6	13	59	10.17%	378
ACREAGE/HOUSE	18	23	89	20.22%	87
LOTS	34	29	191	17.80%	156
RESIDENTIAL	51	94	199	25.63%	91
AVERAGE HOUSE PRICE \$221,500			MEDIAN HOUSE PRICE \$195,000		

Lots Include: Acreage Waterfront, Lots and Lots Waterfront

LICENSEES

	TOTAL NUMBER OF LICENSEES June 30/05	TOTAL NUMBER OF LICENSEES June 30/04	CHANGE BY NUMBER	CHANGE BY %
ALL DIVISIONS	947	866	81	9.35%
CENTRAL OK DIV.	587	535	52	9.72%
NORTH OK DIV.	266	247	19	7.69%
SHUSWAP DIV.	94	84	10	11.90%

CURRENT MEMBERSHIP

AGENT LICENSEES	82
SALESPERSONS	795
PROPERTY MANAGEMENT	8
9:15 LICENCEE MEMBER	60
EXEMPTION MEMBER	2
TOTALS	947

COMPARATIVE ACTIVITY BY ZONE

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

ZONE CO TOTALS

Units Listed	857	955	-10.3%	4787	4538	5.5%
Units Sold	586	546	7.3%	3077	2866	7.4%
Sales Dollars	\$171,908,008	\$131,843,889	30.4%	\$851,228,647	\$710,010,424	19.9%
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	2273	2582	-12.0%			

ZONE NO TOTALS

Units Listed	370	420	-11.9%	2171	2126	2.1%
Units Sold	292	238	22.7%	1514	1456	4.0%
Sales Dollars	\$68,300,535	\$45,044,735	51.6%	\$328,252,860	\$264,388,275	24.2%
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	1042	1437	-27.5%			

ZONE SH TOTALS

Units Listed	212	223	-4.9%	1165	1148	1.5%
Units Sold	159	166	-4.2%	702	674	4.2%
Sales Dollars	\$27,342,216	\$30,985,514	-11.8%	\$122,751,782	\$113,484,383	8.2%
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	844	1178	-28.4%			

ZONE OB TOTALS

Units Listed	24	23	4.3%	96	85	12.9%
Units Sold	3	6	100.0%	28	24	16.7%
Sales Dollars	\$1,220,500	\$6,233,000	100.0%	\$10,269,900	\$10,268,000	0.0%
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	105	129	-18.6%			

GRAND TOTALS

Units Listed	1463	1621	-9.7%	8219	7897	4.1%
Units Sold	1040	956	8.8%	5321	5020	6.0%
Sales Dollars	\$268,771,259	\$214,107,138	25.5%	\$1,312,503,189	\$1,098,151,082	19.5%
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	4264	5326	-19.9%			

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Acreage						
Units Listed	13	11	18.2%	59	69	-14.5%
Units Sold	6	8	-25.0%	28	23	21.7%
Sales Dollars	\$573,000	\$212,250	170.0%	\$2,476,535	\$3,487,950	-29.0%
List/Sell \$ Ratio	92.06%	85.96%		92.59%	83.47%	
Days to Sell	378	370	2.2%	347	322	7.8%
Active Inventory	59	113	-47.8%			
Average Price	\$95,500	\$26,531	260.0%	\$88,448	\$151,650	-41.7%
Median Price	\$67,750	\$55,625	21.8%	\$73,200	\$67,500	8.4%
Acreage with House						
Units Listed	23	28	-17.9%	141	128	10.2%
Units Sold	18	23	-21.7%	64	63	1.6%
Sales Dollars	\$4,709,500	\$6,587,100	-28.5%	\$19,635,026	\$16,602,600	18.3%
List/Sell \$ Ratio	94.57%	96.24%		96.22%	94.92%	
Days to Sell	87	132	-34.1%	103	187	-44.9%
Active Inventory	89	137	-35.0%			
Average Price	\$261,639	\$286,396	-8.6%	\$306,797	\$263,533	16.4%
Median Price	\$250,000	\$200,000	25.0%	\$272,000	\$205,000	32.7%
Acreage (Waterfront)						
Units Listed	1	3	-66.7%	6	11	-45.5%
Units Sold	2	3	-33.3%	3	5	-40.0%
Sales Dollars	\$261,000	\$1,341,600	-80.5%	\$556,000	\$1,756,600	-68.3%
List/Sell \$ Ratio	94.86%	97.05%		96.13%	91.03%	
Days to Sell	194	138	40.6%	270	144	87.5%
Active Inventory	5	12	-58.3%			
Average Price	\$130,500	\$447,200	-70.8%	\$185,333	\$351,320	-47.2%
Median Price	\$130,500	\$376,500	-65.3%	\$186,000	\$365,000	-49.0%
Business						
Units Listed	8	12	-33.3%	44	44	0.0%
Units Sold	2	5	-60.0%	8	13	-38.5%
Sales Dollars	\$1,715,000	\$3,665,000	-53.2%	\$5,169,000	\$7,650,000	-32.4%
List/Sell \$ Ratio	90.07%	85.90%		93.79%	87.39%	
Days to Sell	137	322	-57.5%	106	301	-64.8%
Active Inventory	51	59	-13.6%			
Average Price	\$857,500	\$733,000	17.0%	\$646,125	\$588,462	9.8%
Median Price	\$857,500	\$650,000	31.9%	\$561,000	\$379,500	47.8%
Condo (Townhouse)						
Units Listed	6	9	-33.3%	41	40	2.5%
Units Sold	7	6	16.7%	30	31	-3.2%
Sales Dollars	\$954,500	\$933,400	2.3%	\$4,749,600	\$4,488,650	5.8%
List/Sell \$ Ratio	95.52%	97.62%		96.65%	97.13%	96.7%
Days to Sell	46	41	12.2%	90	91	-1.1%
Active Inventory	38	18	111.1%			
Average Price	\$136,357	\$155,567	-12.3%	\$158,320	\$144,795	9.3%
Median Price	\$116,750	\$156,250	-25.3%	\$158,450	\$134,000	18.2%
Condo (Apt)						
Units Listed	3	3	0.0%	90	23	291.3%
Units Sold	6	9	-33.3%	23	24	-4.2%
Sales Dollars	\$1,139,000	\$1,133,480	0.5%	\$3,046,500	\$3,102,980	-1.8%
List/Sell \$ Ratio	94.69%	98.15%		95.99%	96.92%	
Days to Sell	60	80	-25.0%	63	127	-50.4%
Active Inventory	64	40	60.0%			
Average Price	\$189,833	\$125,942	50.7%	\$132,457	\$129,291	2.4%
Median Price	\$114,500	\$98,000	16.8%	\$112,000	\$97,750	14.6%

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Duplex						
Units Listed	2	4	100.0%	6	11	-45.5%
Units Sold	0	0	0.0%	2	5	-60.0%
Sales Dollars	\$0	\$0	0.0%	\$370,000	\$728,900	-49.2%
List/Sell \$ Ratio	0.00%	0.00%		94.17%	92.97%	
Days to Sell	0	0	100.0%	80	94	-14.9%
Active Inventory	3	7	-57.1%			
Average Price	\$0	\$0	0.0%	\$185,000	\$145,780	26.9%
Median Price	\$0	\$0	0.0%	\$185,000	\$137,500	34.5%
Farms						
Units Listed	2	3	-33.3%	6	9	-33.3%
Units Sold	1	3	-66.7%	3	4	-25.0%
Sales Dollars	\$480,000	\$1,549,000	-69.0%	\$1,868,000	\$1,859,000	0.5%
List/Sell \$ Ratio	71.11%	91.42%		75.04%	90.77%	
Days to Sell	259	369	-29.8%	524	301	74.1%
Active Inventory	7	12	-41.7%			
Average Price	\$480,000	\$516,333	-7.0%	\$622,667	\$464,750	34.0%
Median Price	\$480,000	\$440,000	9.1%	\$480,000	\$375,000	28.0%
IC&I						
Units Listed	4	3	33.3%	20	26	-23.1%
Units Sold	1	2	100.0%	13	9	44.4%
Sales Dollars	\$111,750	\$427,000	100.0%	\$5,331,150	\$2,372,692	124.7%
List/Sell \$ Ratio	93.90%	92.03%		91.53%	96.88%	
Days to Sell	475	334	100.0%	351	210	67.1%
Active Inventory	31	39	-20.5%			
Average Price	\$111,750	\$0	100.0%	\$410,088	\$263,632	55.6%
Median Price	\$111,750	\$213,500	100.0%	\$275,000	\$200,000	37.5%
IC&I Land						
Units Listed	1	4	-75.0%	17	20	-15.0%
Units Sold	3	0	100.0%	7	6	16.7%
Sales Dollars	\$3,140,000	\$0	100.0%	\$4,026,700	\$2,120,000	89.9%
List/Sell \$ Ratio	98.88%	0.00%		93.53%	86.87%	
Days to Sell	339	0	100.0%	460	501	-8.2%
Active Inventory	25	43	-41.9%			
Average Price	\$1,046,667	\$0	100.0%	\$575,243	\$353,333	62.8%
Median Price	\$795,000	\$0	100.0%	\$215,000	\$245,000	-12.2%
Lots						
Units Listed	27	30	-10.0%	144	185	-22.2%
Units Sold	30	24	25.0%	131	96	36.5%
Sales Dollars	\$1,335,256	\$985,100	35.5%	\$5,752,981	\$4,403,750	30.6%
List/Sell \$ Ratio	93.50%	90.67%		94.60%	91.84%	
Days to Sell	196	325	-39.7%	326	270	20.7%
Active Inventory	168	280	-40.0%			
Average Price	\$44,509	\$41,046	8.4%	\$43,916	\$45,872	-4.3%
Median Price	\$40,750	\$37,950	7.4%	\$43,000	\$43,300	-0.7%
Leases						
Units Listed	3	1	200.0%	16	10	60.0%
Units Sold	0	0	0.0%	0	2	-100.0%
Sales Dollars	\$0	\$0	0.0%	\$0	\$207,011	-100.0%
Days to Sell	0	0.00	0.0%	0	95.45%	0.0%
Active Inventory	17	17	0.0%			
Average Price	\$0	\$0	0.0%	\$0	\$103,506	-100.0%
Median Price	\$0	\$0	0.0%	\$0	\$103,506	-100.0%

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Lots (Waterfront)						
Units Listed	1	2	100.0%	17	10	70.0%
Units Sold	2	4	-50.0%	10	14	-28.6%
Sales Dollars	\$545,000	\$369,500	47.5%	\$2,058,000	\$1,619,000	27.1%
List/Sell \$ Ratio	94.87%	82.48%		91.40%	80.55%	
Days to Sell	77	1845	-95.8%	110	1486	-92.6%
Active Inventory	18	12	50.0%			
Average Price	\$272,500	\$92,375	195.0%	\$205,800	\$115,643	78.0%
Median Price	\$272,500	\$48,000	467.7%	\$236,250	\$64,000	269.1%
Multi-Family						
Units Listed	1	2	-50.0%	6	10	-40.0%
Units Sold	0	0	0.0%	8	2	300.0%
Sales Dollars	\$0	\$0	0.0%	\$2,261,000	\$484,900	366.3%
List/Sell \$ Ratio	0.00%	0.00%		95.00%	100.13%	
Days to Sell	0	0	0.0%	199	134	48.5%
Active Inventory	5	11	-54.5%			
Average Price	\$0	\$0	0.0%	\$282,625	\$242,450	16.6%
Median Price	\$0	\$0	0.0%	\$283,500	\$242,450	16.9%
Mobile Homes						
Units Listed	13	16	-18.8%	92	96	-4.2%
Units Sold	24	15	60.0%	78	56	39.3%
Sales Dollars	\$902,960	\$671,200	34.5%	\$3,306,610	\$2,085,250	58.6%
List/Sell \$ Ratio	86.50%	84.48%		86.73%	85.80%	
Days to Sell	117	112	4.5%	122	138	164.0%
Active Inventory	40	67	-40.3%			
Average Price	\$37,623	\$44,747	-15.9%	\$42,392	\$37,237	13.8%
Median Price	\$30,375	\$32,000	-5.1%	\$35,450	\$29,500	20.2%
Recreational Property						
Units Listed	3	2	50.0%	13	10	30.0%
Units Sold	6	1	500.0%	9	5	80.0%
Sales Dollars	\$500,000	\$300,000	66.7%	\$2,041,001	\$1,026,103	98.9%
List/Sell \$ Ratio	85.73%	101.69%		88.95%	98.90%	
Days to Sell	302	594	-49.2%	216	299	-27.8%
Active Inventory	7	15	-53.3%			
Average Price	\$83,333	\$300,000	-72.2%	\$226,778	\$205,221	10.5%
Median Price	\$63,250	\$300,000	-78.9%	\$70,000	\$131,500	-46.8%
Residential						
Units Listed	94	85	10.6%	420	407	3.2%
Units Sold	51	52	-1.9%	271	282	-3.9%
Sales Dollars	\$10,975,250	\$9,311,984	17.9%	\$53,498,279	\$47,702,447	12.1%
List/Sell \$ Ratio	94.40%	95.96%		95.65%	95.65%	
Days to Sell	91	146	-37.7%	90	141	-36.2%
Active Inventory	199	263	-24.3%			
Average Price	\$215,201	\$179,077	20.2%	\$197,411	\$169,158	16.7%
Median Price	\$221,500	\$158,500	39.7%	\$195,000	\$159,900	22.0%
Residential (Waterfront)						
Units Listed	7	5	40.0%	27	39	-30.8%
Units Sold	0	11	-100.0%	14	34	-58.8%
Sales Dollars	\$0	\$3,498,900	-100.0%	\$6,605,400	\$11,786,550	-44.0%
List/Sell \$ Ratio	0.00%	96.30%		96.73%	94.29%	
Days to Sell	0	95	-100.0%	141	149	-5.4%
Active Inventory	18	32	-43.8%			
Average Price	\$0	\$318,082	-100.0%	\$471,814	\$346,663	36.1%
Median Price	\$0	\$313,000	-100.0%	\$475,000	\$325,000	46.2%

	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	1	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	212	223	-4.9%	1165	1148	1.5%
Units Sold	159	166	-4.2%	702	674	4.2%
Sales Dollars	\$27,342,216	\$30,985,514	-11.8%	\$122,751,782	\$113,484,383	8.2%
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Days to Sell	228	221	3.2%	197	230	-14.3%
Active Inventory	844	1178	-28.4%			

Range	Mthly Listings Total	YTD Listings Total	Mthly Sales Total	YTD Sales Total
0 to 150000	21	84	9	77
150001 to 180000	5	44	2	31
180001 to 210000	12	52	9	44
210001 to 240000	12	57	15	49
240001 to 270000	7	49	7	25
270001 to 300000	15	47	4	15
300001 to 330000	10	23	3	11
330001 to 360000	5	23	0	4
360001 to 390000	2	13	0	1
390001 to 420000	1	6	0	2
420001 to 450000	2	5	0	1
450001 to 480000	0	3	0	0
480001 and over	2	16	0	3
Totals	94	422	49	263

Shuswap Division Lot Listing/Sales Analysis

Range	Mthly Listings Total	YTD Listings Total	Mthly Sales Total	YTD Sales Total
0 to 40000	13	57	16	65
40001 to 60000	9	69	11	62
60001 to 80000	3	19	6	21
80001 to 100000	2	10	1	5
100001 to 120000	2	13	0	2
120001 to 140000	3	5	1	3
140001 to 160000	1	6	0	1
160001 and over	9	47	5	13
Totals	42	226	40	172