

SHUSWAP ZONE MONTHLY STATISTICS

JUNE 1 to JUNE 30th, 2006

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This version of the Okanagan Mainline Real Estate Board Statistics was approved by the Directors - May 18, 2006

Out of Board Area Statistics will no longer be published nor will they be included in the Grand Totals

Totals include variables in any given month, due to preceding month's collapsed sales and deleted listings e&oe

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
CENTRAL ZONE TOTALS						
Units Listed	882	865	2.0%	4965	4871	1.9%
Units Sold	507	603	-15.9%	3002	3105	-3.3%
Sales Dollars	\$177,315,286	\$179,507,098	-1.2%	\$1,003,276,493	\$861,916,587	16.4%
List/Sell Ratio	94.25%	94.29%		95.07%	94.65%	
Days to Sell	102	122	-15.9%	117	232	-49.8%
Active Listings	2457	2273	8.1%			
NORTH ZONE TOTALS						
Units Listed	485	370	31.1%	2340	2200	6.4%
Units Sold	253	296	-14.5%	1392	1523	-8.6%
Sales Dollars	\$72,454,554	\$69,002,335	5.0%	\$383,481,713	\$331,702,910	15.6%
List/Sell Ratio	95.99%	94.13%		95.46%	94.11%	
Days to Sell	88	140	-37.2%	132	171	-22.7%
Active Listings	1371	1042	31.6%			
SHUSWAP ZONE TOTALS						
Units Listed	295	215	37.2%	1312	1188	10.4%
Units Sold	142	159	-10.7%	719	705	2.0%
Sales Dollars	\$33,017,039	\$27,799,716	18.8%	\$178,883,907	\$123,575,081	44.8%
List/Sell Ratio	90.20%	93.96%		93.31%	94.23%	
Days to Sell	174	188	-7.6%	197	232	-15.2%
Active Listings	930	899	3.4%			
GRAND TOTALS						
Units Listed	1662	1450	14.6%	8617	8259	4.3%
Units Sold	902	1058	-14.7%	5113	5333	-4.1%
Sales Dollars	\$282,786,879	\$276,309,149	2.3%	\$1,565,642,113	\$1,317,194,578	18.9%
List/Sell Ratio	93.48%	94.12%		94.62%	94.33%	
Days to Sell	91	112	-19.0%	112	159	-29.8%
Active Listings	4758	4214	12.9%			

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SHUSWAP OKANAGAN ZONE

QUICK SUMMARY

June 30th, 2006

	<u>TOTAL SALES VOLUME</u>		<u>RESIDENTIAL SALES</u>		<u>TOTAL LISTINGS</u>		<u>Average No. Listings Per SR</u>
	<u># of Units</u>	<u>\$ Value</u>	<u># of Units</u>	<u>\$ Value</u>	<u>Listings Taken</u>	<u>Inventory</u>	
June-06	142	\$33,017,039	51	\$12,684,500	295	930	8.8
May-06	174	\$45,924,000	57	\$17,038,100	283	830	
June-05	159	\$27,799,716	50	\$10,902,750	215	899	

Monthly Ratio of Sales versus Inventory All Property Types **15.27%**

<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	7	16	54	12.96%	102
ACREAGE/HOUSE	10	29	107	9.35%	132
LOTS	35	41	162	21.60%	102
RESIDENTIAL	51	112	278	18.35%	54

Average House Price	\$248,716		Median House Price	\$239,900
The Average and Median Price are the Monthly Figures				

MEMBERSHIP INFORMATION

	<u>TOTAL NUMBER OF MEMBERS</u>	<u>TOTAL NUMBER OF MEMBERS</u>	<u>CHANGE BY NUMBER</u>	<u>CHANGE BY %</u>
	<u>June 30/06</u>	<u>June 30/05</u>		
ALL ZONES	1050	925	125	13.51%
CENTRAL ZONE	658	574	84	14.63%
NORTH ZONE	288	262	26	9.92%
SHUSWAP ZONE	106	89	17	19.10%

CURRENT

MANAGING BROKERS	82
SALES REPS	887
PROPERTY MGMNT	16
ASSOCIATE BROKERS	62
EXEMPTION MEMBER	3

TOTALS **1050**

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SHUSWAP ZONE - COMPARATIVE ACTIVITY - SALES INFORMATION - JUNE 2006

	UNIT SALES						SALES \$ VOLUME			List Sell Ratio	SALES \$ VOLUME			List Sell Ratio				
	JUN	JUN	Incr %	YTD	YTD	Incr %	JUN	JUN	Incr %		JUN	JUN	JAN-JUN		JAN-JUN	Incr %	J-JN	J-JN
	2006	2005	Decr %	2006	2005	Decr %	2006	2005	Decr %		2006	2005	2006		2005	Decr %	2006	2005
RESIDENTIAL:																		
Acreage/House	10	18	-44.4%	51	64	-20.3%	\$5,116,600	\$4,709,500	8.6%	96.72%	94.58%	\$21,174,550	\$19,635,025	7.8%	95.72%	95.70%		
Duplex	0	0	0.0%	4	2	100.0%	\$0	\$0	0.0%	0.00%	0.00%	\$448,000	\$370,000	21.1%	92.16%	97.84%		
Mobile Homes	15	24	-37.5%	62	79	-21.5%	\$1,051,100	\$902,960	16.4%	90.76%	87.11%	\$3,356,150	\$3,453,410	-2.8%	90.77%	88.84%		
Recreational	4	6	-33.3%	11	10	10.0%	\$841,500	\$500,000	68.3%	96.93%	89.53%	\$2,351,000	\$2,280,001	3.1%	89.89%	92.34%		
Residential	51	50	2.0%	264	270	-2.2%	\$12,684,500	\$10,902,750	16.3%	96.31%	97.41%	\$69,563,646	\$53,425,779	30.2%	96.98%	96.45%		
Residential WF	5	1	400.0%	21	15	40.0%	\$4,627,500	\$530,000	773.1%	93.23%	94.64%	\$14,895,000	\$7,135,400	108.7%	95.82%	96.72%		
3 & 4 Plex	0	0	0.0%	0	0	0.0%	\$0	\$0	0.0%	0.00%	0.00%	\$0	\$0	0.0%	0.00%	0.00%		
Timeshares	0	0	0.0%	0	0	0.0%	\$0	\$0	0.0%	0.00%	0.00%	\$0	\$0	0.0%	0.00%	0.00%		
Apartments	2	6	-66.7%	22	23	-4.3%	\$333,500	\$1,139,000	-70.7%	98.41%	95.45%	\$5,916,004	\$3,046,500	94.2%	98.45%	96.20%		
Townhouses	7	7	0.0%	46	30	53.3%	\$1,605,539	\$954,500	68.2%	97.87%	96.42%	\$11,705,757	\$4,749,600	146.5%	99.08%	97.04%		
Total	94	112		481	493		\$26,260,239	\$19,638,710				\$129,410,107	\$94,095,715					
FARMS:	0	1	-100.0%	4	3	33.3%	\$0	\$480,000	-100.0%	0.00%	91.43%	\$4,420,000	\$1,868,000	136.6%	85.13%	88.01%		
MULTI FAMILY:	0	0	0.0%	4	8	-50.0%	\$0	\$0	0.0%	0.00%	0.00%	\$2,579,000	\$2,261,000	14.1%	97.71%	93.84%		
LOTS:																		
Acreage	7	6	16.7%	42	30	40.0%	\$1,099,000	\$573,000	91.8%	94.22%	94.91%	\$6,963,800	\$2,753,535	152.9%	94.94%	92.59%		
Acreage WF	1	2	-50.0%	2	2	0.0%	\$825,000	\$261,000	216.1%	91.68%	94.87%	\$930,000	\$261,000	256.3%	86.25%	94.87%		
Lots	35	30	16.7%	154	131	17.6%	\$3,557,800	\$1,335,256	166.5%	95.45%	92.34%	\$12,204,000	\$5,750,981	112.2%	94.78%	93.77%		
Lots WF	2	2	0.0%	4	10	-60.0%	\$650,000	\$545,000	19.3%	98.64%	97.81%	\$956,000	\$2,058,000	-53.5%	98.51%	92.49%		
Total	45	40		202	173		\$6,131,800	\$2,714,256				\$21,053,800	\$10,823,516					
I.C. & I.:																		
Business	0	2	-100.0%	11	8	37.5%	\$0	\$1,715,000	-100.0%	0.00%	90.08%	\$10,425,000	\$5,169,000	101.7%	90.57%	94.99%		
Commercial	0	1	-100.0%	11	13	-15.4%	\$0	\$111,750	-100.0%	0.00%	93.91%	\$5,600,000	\$5,331,150	5.0%	90.74%	94.15%		
Land	3	3	0.0%	5	7	-28.6%	\$625,000	\$3,140,000	-80.1%	96.30%	98.89%	\$5,341,000	\$4,026,700	32.6%	96.91%	96.10%		
Leases	0	0	0.0%	1	0	100.0%	\$0	\$0	0.0%	0.00%	0.00%	\$55,000	\$0	0.0%	0.00%	0.00%		
Total	3	6		28	28		\$625,000	\$4,966,750				\$21,421,000	\$14,526,850					
GRAND TOTALS	142	159	-10.7%	719	705		\$33,017,039	\$27,799,716		95.54%	93.96%	\$178,883,907	\$123,575,081		93.79%	94.23%		

Totals include variables in any given month, due to preceding month's collapsed sales and deleted listings

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SHUSWAP ZONE - COMPARATIVE ACTIVITY - AVERAGE, MEDIAN PRICE and DAYS TO SELL - JUNE 2006

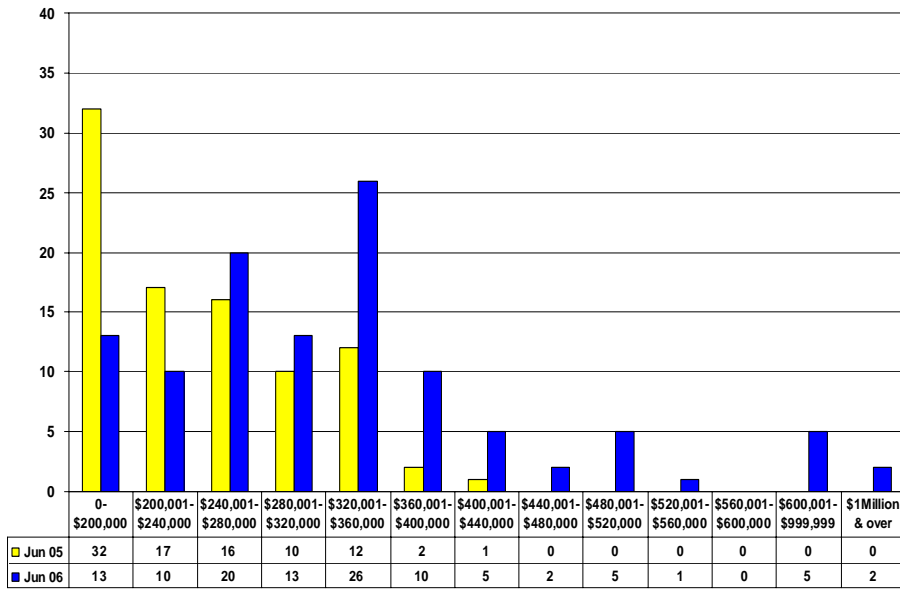
	AVG SALE PRICE						MEDIAN PRICE						NUMBER DAYS TO SELL					
	JUN 2006	JUN 2005	Incr % Decr %	JAN-JUN 2006	JAN-JUN 2005	Incr % Decr %	JUN 2006	JUN 2005	Incr % Decr %	JAN-JUN 2006	JAN-JUN 2005	Incr % Decr %	JUN 2006	JUN 2005	Incr % Decr %	JAN-JUN 2006	JAN-JUN 2005	Incr % Decr %
RESIDENTIAL:																		
Acreage/House	\$511,660	\$261,639	95.6%	\$415,187	\$306,797	35.3%	\$377,500	\$250,000	51.0%	\$343,000	\$272,000	26.1%	132	86	53.7%	111	102	9.1%
Duplex	\$0	\$0	0.0%	\$112,000	\$185,000	-39.5%	\$0	\$0	0.0%	\$106,000	\$185,000	-42.7%	0	0	0.0%	109	79	37.3%
Mobile Homes	\$70,073	\$37,623	86.2%	\$54,131	\$43,714	23.8%	\$59,000	\$30,375	94.2%	\$48,000	\$35,500	35.2%	74	116	-36.4%	64	601	-89.3%
Recreational	\$210,375	\$83,333	152.5%	\$213,727	\$228,000	-6.3%	\$205,750	\$63,250	225.3%	\$150,000	\$87,500	71.4%	86	302	-71.5%	115	196	-41.1%
Residential	\$248,716	\$218,055	14.1%	\$263,499	\$197,873	33.2%	\$239,900	\$223,250	7.5%	\$266,500	\$195,889	36.0%	54	84	-36.0%	67	88	-24.0%
Residential WF	\$925,500	\$530,000	74.6%	\$709,286	\$475,693	49.1%	\$1,000,000	\$530,000	88.7%	\$639,500	\$530,000	20.7%	80	81	-1.5%	139	137	1.1%
3 & 4 Plex	\$0	\$0	0.0%	\$0	\$0	0.0%	\$0	\$0	0.0%	\$0	\$0	0.0%	0	0	0.0%	0	0	0.0%
Timeshares	\$0	\$0	0.0%	\$0	\$0	0.0%	\$0	\$0	0.0%	\$0	\$0	0.0%	0	0	0.0%	0	0	0.0%
Apartments	\$166,750	\$189,833	-12.2%	\$268,909	\$132,457	103.0%	\$166,750	\$114,500	45.6%	\$272,450	\$112,000	143.3%	25	60	-59.2%	82	63	29.8%
Townhouses	\$229,363	\$136,357	68.2%	\$254,473	\$158,320	60.7%	\$194,000	\$116,750	66.2%	\$237,000	\$158,450	49.6%	124	46	170.5%	190	90	111.0%
Total																		
FARMS:	\$0	\$480,000	-100.0%	\$1,105,000	\$622,667	77.5%	\$1,650,000	\$480,000	243.8%	\$1,265,000	\$480,000	163.5%	337	258	30.6%	165	523	-68.5%
MULTI FAMILY:	\$0	\$0	0.0%	\$644,750	\$282,625	128.1%	\$0	\$0	0.0%	\$584,500	\$283,500	106.2%	0	0	0.0%	367	198	85.5%
LOTS:																		
Acreage	\$157,000	\$95,500	64.4%	\$165,805	\$91,785	80.6%	\$125,000	\$67,750	84.5%	\$143,000	\$73,200	95.4%	102	378	-73.1%	158	330	-52.1%
Acreage WF	\$825,000	\$130,500	532.2%	\$465,000	\$130,500	256.3%	\$825,000	\$130,500	532.2%	\$105,000	\$130,500	-19.5%	39	193	-79.8%	174	193	-9.8%
Lots	\$101,651	\$44,509	128.4%	\$79,247	\$43,901	80.5%	\$88,000	\$40,750	116.0%	\$79,450	\$43,000	84.8%	111	195	-42.9%	117	327	-64.3%
Lots WF	\$325,000	\$272,500	19.3%	\$239,000	\$205,800	16.1%	\$325,000	\$272,500	19.3%	\$197,000	\$236,250	-16.6%	92	77	19.5%	159	110	44.5%
Total																		
I.C. & I.:																		
Business	\$0	\$857,500	-100.0%	\$947,727	\$646,125	46.7%	\$764,000	\$857,500	-10.9%	\$155,000	\$561,000	-72.4%	148	136	9.1%	176	105	67.6%
Commercial	\$0	\$111,750	-100.0%	\$509,091	\$410,088	24.1%	\$209,000	\$111,750	87.0%	\$260,000	\$275,000	-5.5%	467	475	-1.6%	376	350	7.4%
Land	\$208,333	\$1,046,667	-80.1%	\$1,068,200	\$575,243	85.7%	\$625,000	\$795,000	-21.4%	\$625,000	\$215,000	190.7%	722	338	113.6%	450	460	-2.1%
Leases	\$0	\$0	0.0%	\$55,000	\$0	0.0%	\$0	\$0	0.0%	\$55,000	\$0	0.0%	0	0	0.0%	322	0	0.0%
Total																		
													173	188		197	232	

Totals include variables in any given month, due to preceding month's collapsed sales and deleted listings

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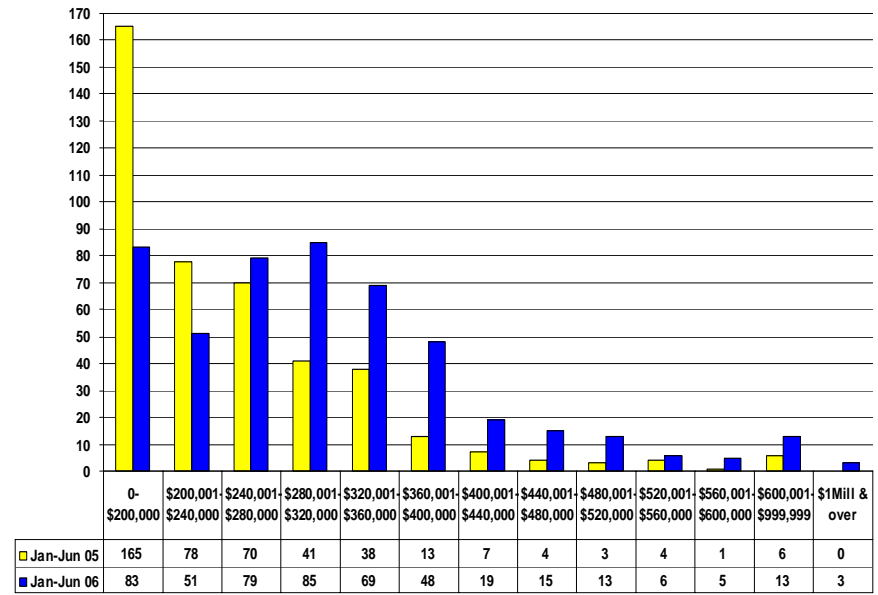
Shuswap Zone - Single Family Residential June 2006
 Monthly Listings By Price Range - Single Family Dwellings Only

■ Jun 05 ■ Jun 06



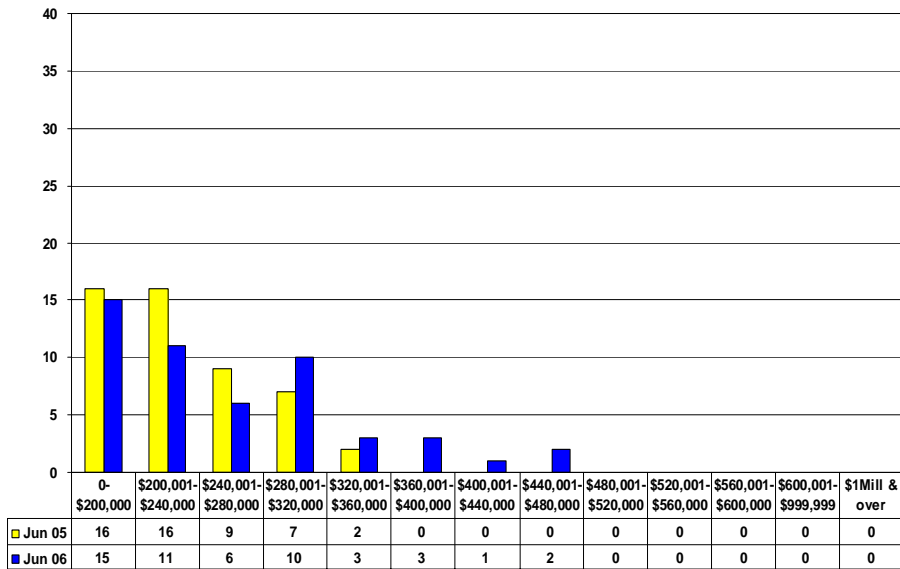
Shuswap Zone - Single Family Residential 2005 vs 2006
 Listings Taken By Price Range - Single Family Dwellings Only

■ Jan-Jun 05 ■ Jan-Jun 06

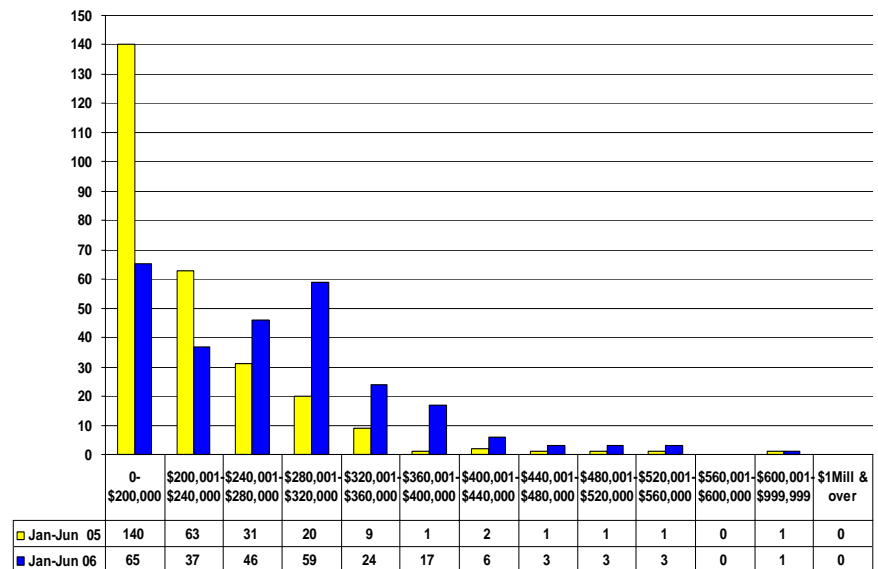


Shuswap Zone - Single Family Residential June 2006
 Monthly Sales by Price Range - Single Family Dwellings Only

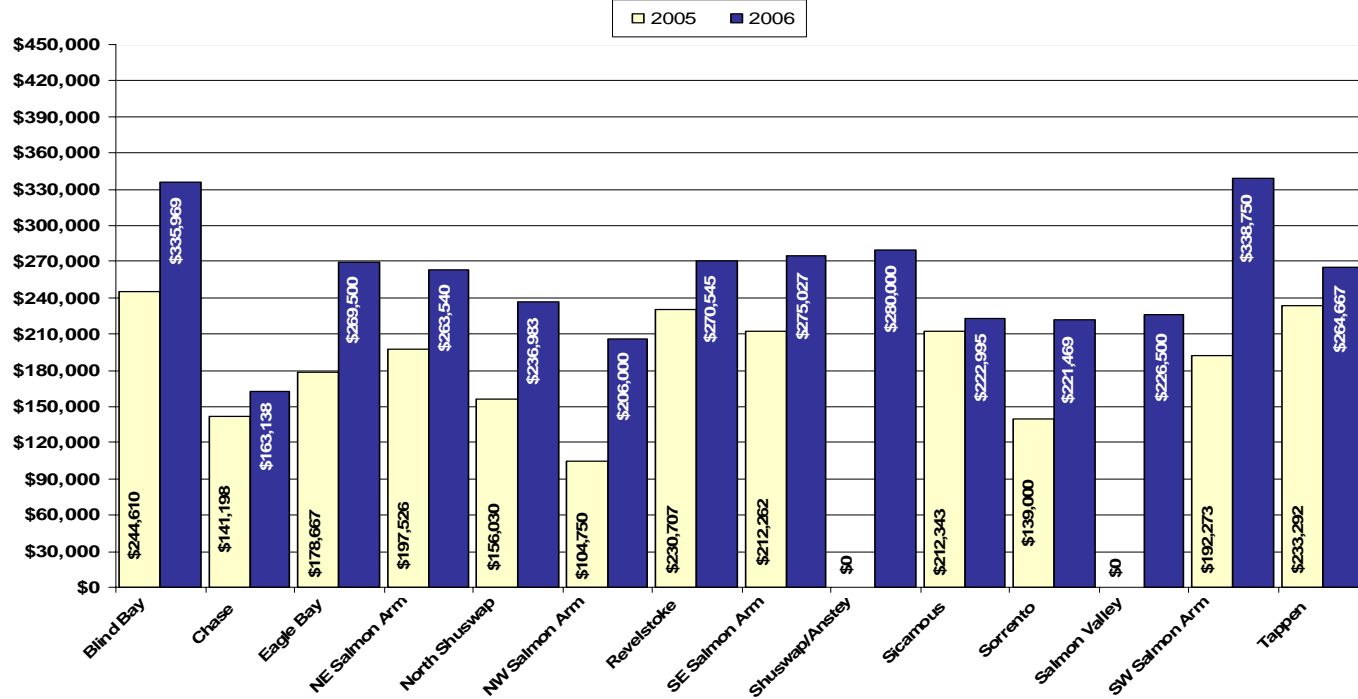
■ Jun 05 ■ Jun 06



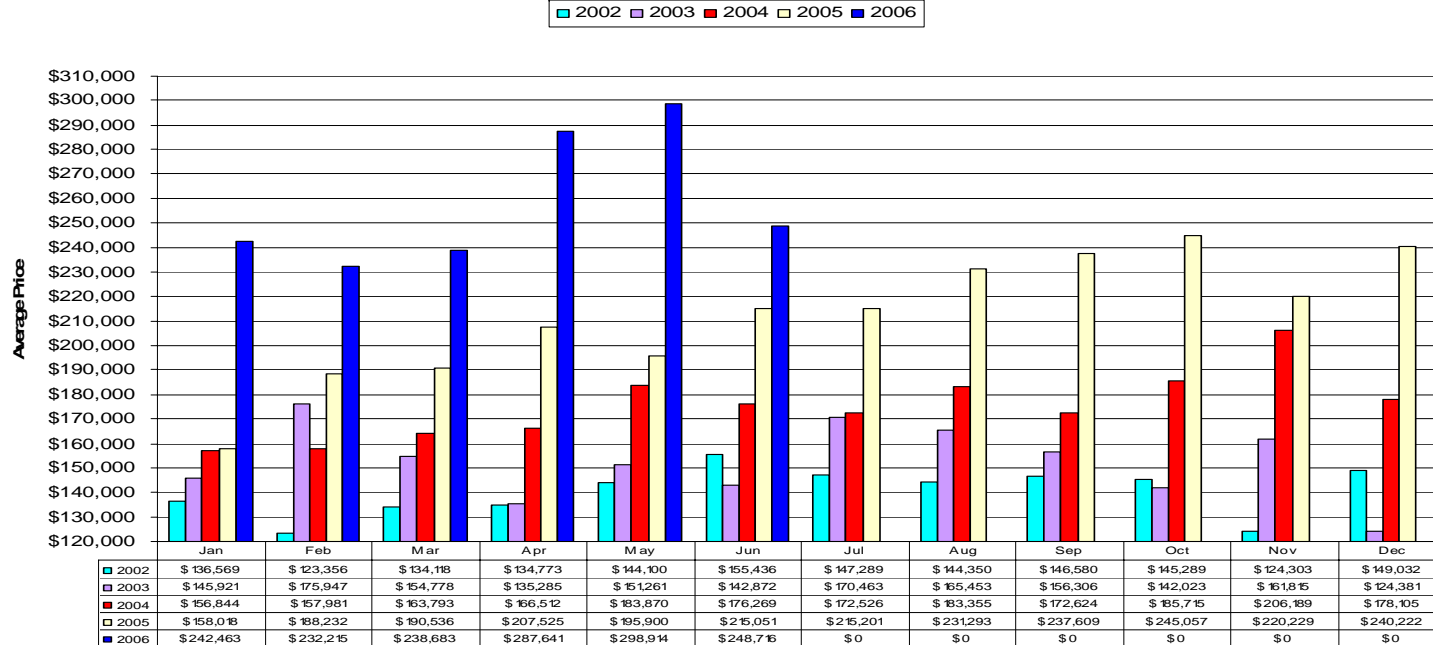
Shuswap Zone - Single Family Residential 2005 vs 2006
 Number of Solds by Price Range - Single Family Dwellings Only



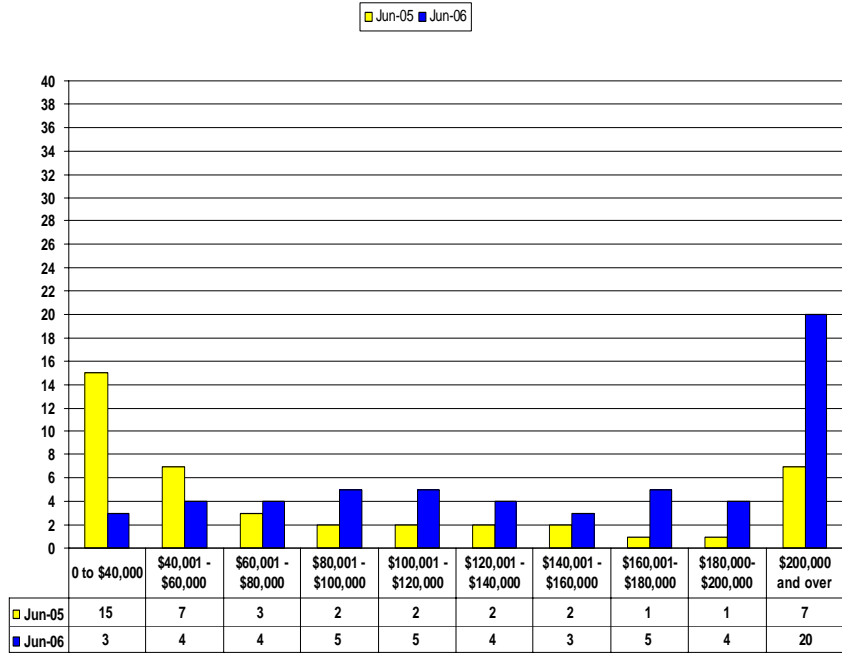
Shuswap Zone Residential Sub Area Average Prices - 2005 vs 2006 (January to June)
Residential Single Family Only



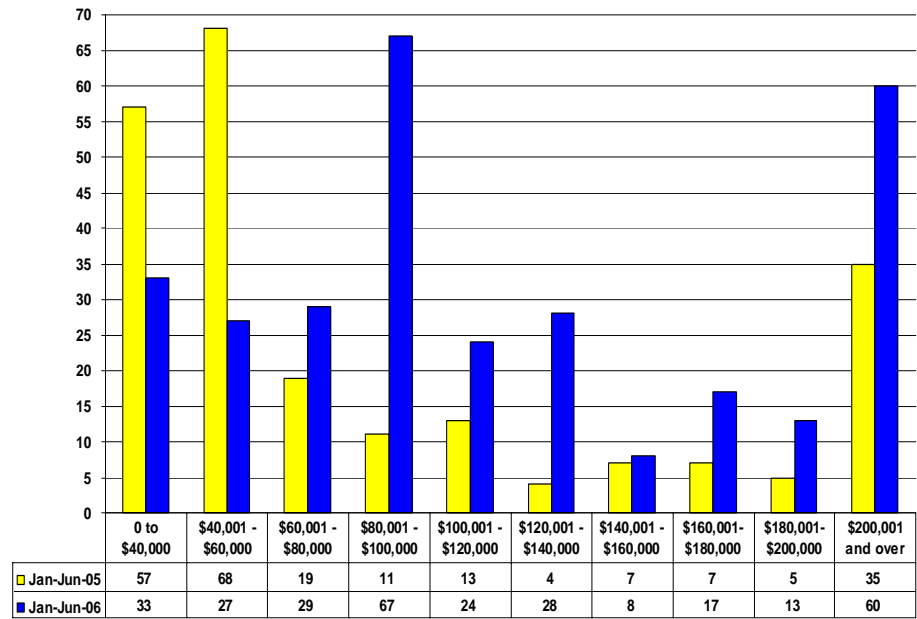
Shuswap Zone Single Family Residential Average Prices 2002 to 2006



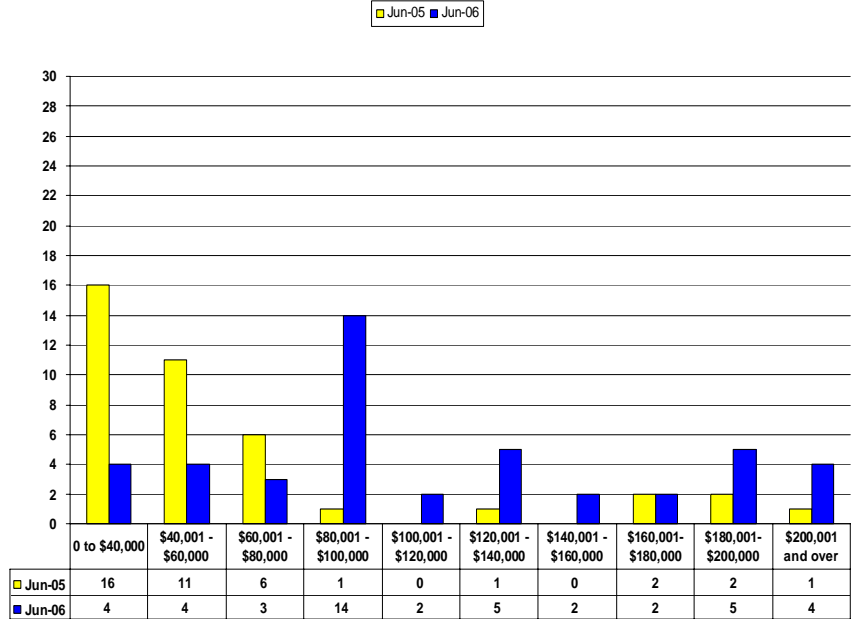
Shuswap Zone - June 2006
 Monthly Listing Comparison By Price Range -
 Lots, Lots Waterfront, Acreage and Acreage Waterfront



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



Shuswap Zone - June 2006
 Monthly Sales By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront



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

