

SHUSWAP ZONE MONTHLY STATISTICS

FOR

August 1st - 31st, 2005

August Statistics Run September 7, 2005 9:15 a.m.

**A New Property Type has been Added - Multi Family Triplex/Fourplex
This is different from Multi Tenant 5 Plus Units
Triplex and Fourplex Are entered under Residential**

SHUSWAP ZONE

STAT - O - GRAM

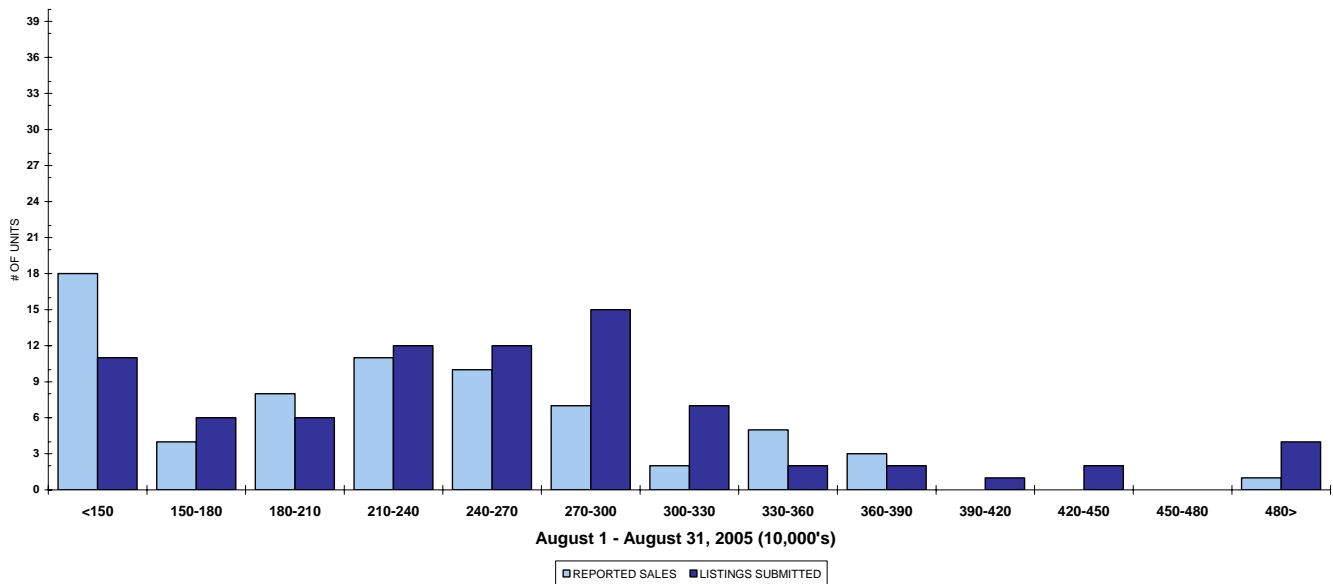
AUGUST 2005

QUICK SUMMARY

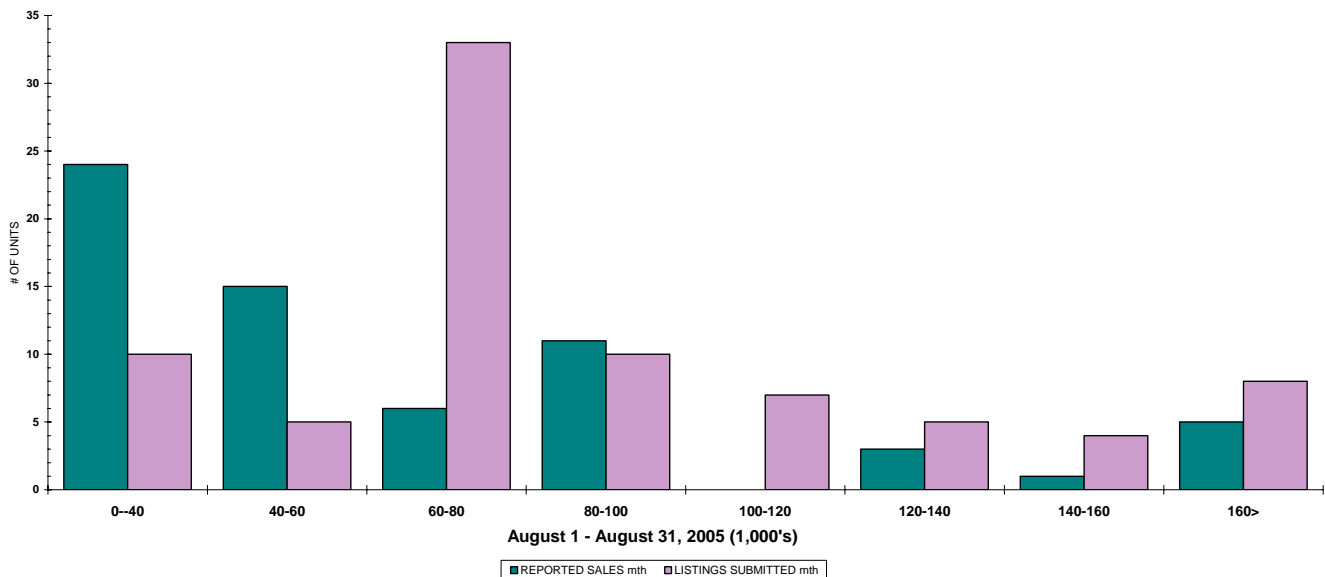
	TOTAL SALES VOLUME		Residential Single Family SALES		TOTAL LISTINGS	
	# of Units	\$ Value	# of Units	\$ Value	Listings Taken	Inventory
August 2005	191	\$34,964,782	71	\$15,824,800	262	841
July 2005	166	\$29,581,632	71	\$16,421,782	214	825
August 2004	160	\$26,261,990	72	\$13,217,700	177	1,124

The Shuswap Zone has **97** Members. The average of listings-per-licensee is 8.6

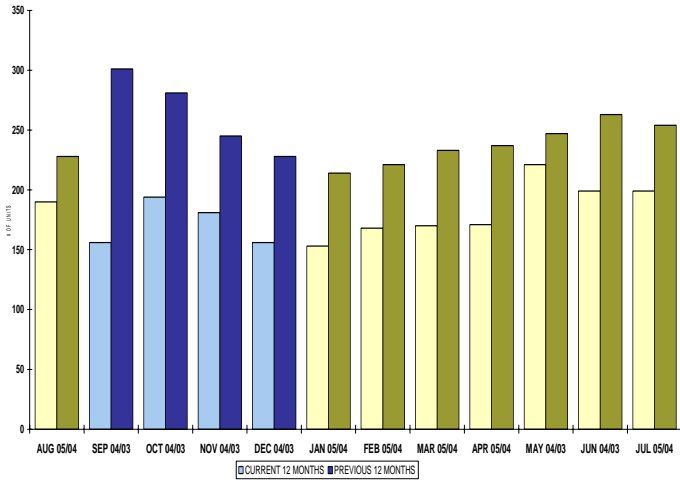
RESIDENTIAL LISTING & SALES ACTIVITY
SHUSWAP DIVISION (BY PRICE CATEGORY)



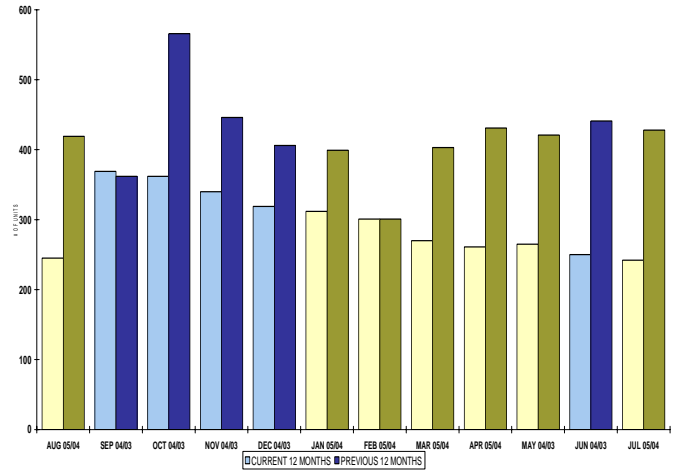
LOT LISTING & SALES ACTIVITY
SHUSWAP DIVISION (BY PRICE CATEGORY)



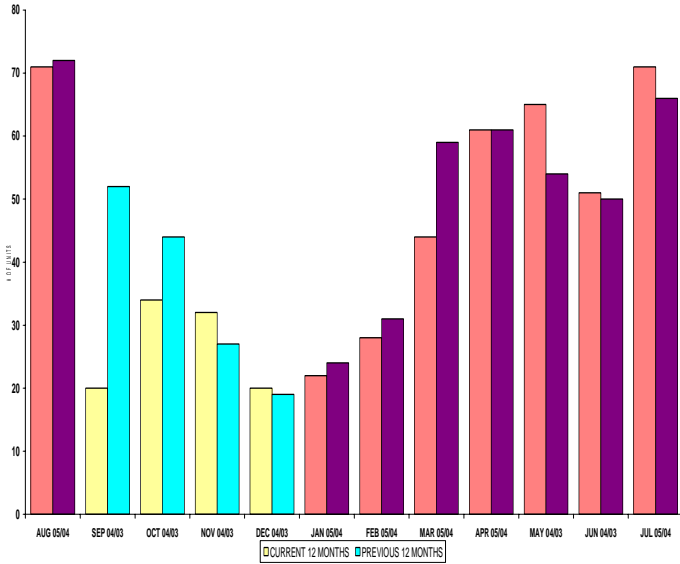
INVENTORY OF ACTIVE LISTINGS
RESIDENTIAL - SHUSWAP DIVISION



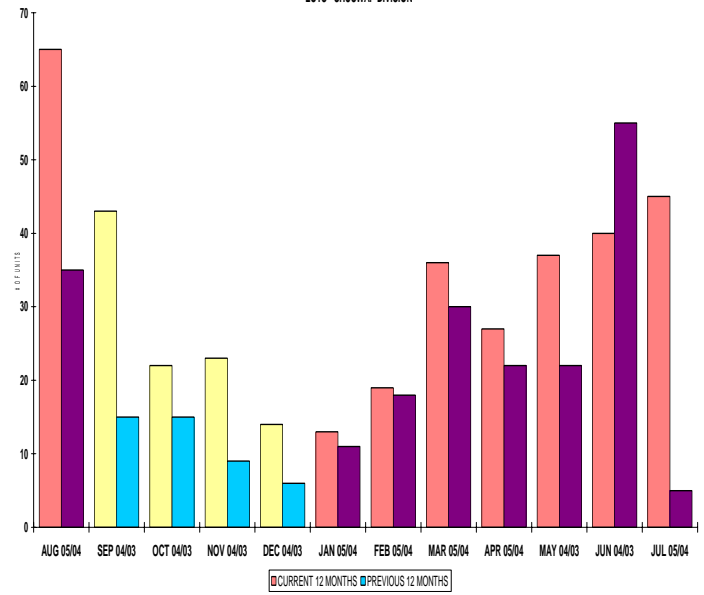
INVENTORY OF ACTIVE LISTINGS
LOTS - SHUSWAP DIVISION



NUMBER OF UNITS SOLD
RESIDENTIAL - SHUSWAP DIVISION



NUMBER OF UNITS SOLD
LOTS - SHUSWAP DIVISION



SHUSWAP ZONE

August 2005

Category	Sales	New Listings	Current Inventory	Sell/Inv. Ratio	Days To Sell
ACREAGE	15	10	46	32.61%	268
ACREAGE/HOUSE	14	18	87	16.09%	248
LOTS	50	72	199	25.13%	143
RESIDENTIAL	71	82	190	37.37%	84
AVERAGE HOUSE PRICE \$222,885		MEDIAN HOUSE PRICE \$224,900			

Lots Include: Acreage Waterfront, Lots and Lots Waterfront

COMPARATIVE ACTIVITY BY ZONE

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

ZONE CO TOTALS

Units Listed	750	812	-7.6%	6321	6539	-3.3%
Units Sold	631	470	34.3%	4252	3810	11.6%
Sales Dollars	\$187,202,284	\$126,225,509	48.3%	\$1,202,897,466	\$950,869,091	26.5%
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	2056	2879	-28.6%			

ZONE NO TOTALS

Units Listed	350	367	-4.6%	2919	2930	-0.4%
Units Sold	247	235	5.1%	2012	1942	3.6%
Sales Dollars	\$71,850,923	\$41,437,061	73.4%	\$457,746,431	\$358,990,994	27.5%
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	1074	1496	-28.2%			

ZONE SH TOTALS

Units Listed	265	177	49.7%	1616	1496	8.0%
Units Sold	193	160	20.6%	1063	975	9.0%
Sales Dollars	\$35,372,682	\$26,261,990	34.7%	\$188,367,096	\$160,392,302	17.4%
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	1124	-24.9%			

ZONE OB TOTALS

Units Listed	9	15	-40.0%	125	113	10.6%
Units Sold	7	3	100.0%	42	38	10.5%
Sales Dollars	\$1,790,700	\$1,004,000	100.0%	\$14,579,000	\$16,476,047	-11.5%
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	106	135	-21.5%			

GRAND TOTALS

Units Listed	1374	1371	0.2%	10981	11078	-0.9%
Units Sold	1078	868	24.2%	7369	6765	8.9%
Sales Dollars	\$296,216,589	\$194,928,560	52.0%	\$1,863,589,993	\$1,486,728,434	25.3%
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	4080	5634	-27.6%			

LICENSEES

	TOTAL NUMBER OF LICENSEES August 31/05	TOTAL NUMBER OF LICENSEES August 31/04	CHANGE BY NUMBER	CHANGE BY %
ALL DIVISIONS	971	884	87	9.84%
CENTRAL OK DIV.	554	550	4	0.73%
NORTH OK DIV.	272	249	23	9.24%
SHUSWAP DIV.	97	85	12	14.12%

CURRENT MEMBERSHIP

AGENT LICENSEES	81
SALESPERSONS	819
PROPERTY MANAGEMENT	10
9:15 LICENCEE MEMBER	60
EXEMPTION MEMBER	1

TOTALS **971**

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Acreage						
Units Listed	10	7	42.9%	85	83	2.4%
Units Sold	15	7	114.3%	51	36	41.7%
Sales Dollars	\$1,628,500	\$519,000	213.8%	\$5,633,035	\$4,347,950	29.6%
List/Sell \$ Ratio	89.98%	85.68%		92.04%	85.28%	
Days to Sell	268	348	-23.0%	289	352	-17.9%
Active Inventory	46	102	-54.9%			
Average Price	\$108,567	\$74,143	46.4%	\$110,452	\$120,776	-8.5%
Median Price	\$98,000	\$70,000	40.0%	\$95,000	\$68,750	38.2%
Acreage with House						
Units Listed	18	21	-14.3%	178	175	1.7%
Units Sold	14	19	-26.3%	95	93	2.2%
Sales Dollars	\$4,214,100	\$4,813,400	-12.5%	\$28,196,376	\$24,496,400	15.1%
List/Sell \$ Ratio	92.86%	92.56%		95.59%	94.58%	
Days to Sell	248	186	33.3%	126	187	-32.6%
Active Inventory	87	123	-29.3%			
Average Price	\$301,007	\$253,337	18.8%	\$296,804	\$263,402	12.7%
Median Price	\$278,550	\$232,500	19.8%	\$268,000	\$228,000	17.5%
Acreage (Waterfront)						
Units Listed	0	3	-100.0%	7	17	-58.8%
Units Sold	0	1	-100.0%	5	6	-16.7%
Sales Dollars	\$0	\$142,000	-100.0%	\$1,128,000	\$1,898,600	-40.6%
List/Sell \$ Ratio	0.00%	88.19%		93.71%	90.55%	
Days to Sell	0	7	-100.0%	240	121	98.3%
Active Inventory	4	15	-73.3%			
Average Price	\$0	\$142,000	-100.0%	\$225,600	\$316,433	-28.7%
Median Price	\$0	\$142,000	-100.0%	\$186,000	\$327,000	-43.1%
Business						
Units Listed	6	5	20.0%	54	53	1.9%
Units Sold	4	1	300.0%	13	16	-18.8%
Sales Dollars	\$802,000	\$110,000	629.1%	\$6,026,000	\$8,350,000	-27.8%
List/Sell \$ Ratio	79.50%	91.66%		86.88%	86.09%	
Days to Sell	260	181	43.6%	152	305	-50.2%
Active Inventory	43	57	-24.6%			
Average Price	\$200,500	\$110,000	82.3%	\$463,538	\$521,875	-11.2%
Median Price	\$170,000	\$110,000	54.5%	\$350,000	\$374,250	-6.5%
Condo (Townhouse)						
Units Listed	34	6	466.7%	84	55	52.7%
Units Sold	6	5	20.0%	41	43	-4.7%
Sales Dollars	\$1,094,000	\$792,500	38.0%	\$7,021,400	\$6,072,050	15.6%
List/Sell \$ Ratio	97.96%	98.47%		97.58%	97.16%	
Days to Sell	150	16	837.5%	101	73	38.4%
Active Inventory	66	19	247.4%			
Average Price	\$182,333	\$158,500	15.0%	\$171,254	\$141,210	21.3%
Median Price	\$171,250	\$124,000	38.1%	\$162,500	\$131,900	23.2%
Condo (Apt)						
Units Listed	3	4	-25.0%	95	29	227.6%
Units Sold	9	3	200.0%	34	32	6.3%
Sales Dollars	\$2,483,900	\$383,000	548.5%	\$5,884,400	\$3,910,980	50.5%
List/Sell \$ Ratio	96.19%	98.00%		95.54%	96.62%	
Days to Sell	68	63	7.9%	69	129	-46.5%
Active Inventory	54	36	50.0%			
Average Price	\$275,989	\$127,667	116.2%	\$173,071	\$122,218	41.6%
Median Price	\$224,900	\$95,000	136.7%	\$114,500	\$96,250	19.0%

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Duplex						
Units Listed	2	0	100.0%	8	13	-38.5%
Units Sold	1	1	0.0%	4	7	-42.9%
Sales Dollars	\$250,000	\$105,000	0.0%	\$780,000	\$978,900	-20.3%
List/Sell \$ Ratio	84.74%	87.50%		93.02%	92.72%	
Days to Sell	98	100	100.0%	68	130	-47.7%
Active Inventory	5	5	0.0%			
Average Price	\$250,000	\$105,000	138.1%	\$195,000	\$139,843	39.4%
Median Price	\$250,000	\$105,000	138.1%	\$185,000	\$137,500	34.5%
Farms						
Units Listed	0	0	0.0%	12	13	-7.7%
Units Sold	1	0	100.0%	4	4	0.0%
Sales Dollars	\$540,000	\$0	100.0%	\$2,408,000	\$1,859,000	29.5%
List/Sell \$ Ratio	98.36%	0.00%		80.87%	90.77%	
Days to Sell	43	0	100.0%	404	301	34.2%
Active Inventory	10	15	-33.3%			
Average Price	\$540,000	\$0	100.0%	\$602,000	\$464,750	29.5%
Median Price	\$540,000	\$0	100.0%	\$510,000	\$375,000	36.0%
IC&I						
Units Listed	5	4	25.0%	29	35	-17.1%
Units Sold	2	0	100.0%	17	11	54.5%
Sales Dollars	\$605,000	\$0	100.0%	\$6,410,150	\$2,686,692	138.6%
List/Sell \$ Ratio	94.45%	0.00%		90.87%	96.19%	
Days to Sell	86	0	100.0%	341	219	55.7%
Active Inventory	30	38	-21.1%			
Average Price	\$302,500	\$0	100.0%	\$377,068	\$244,245	54.4%
Median Price	\$302,500	\$0	100.0%	\$275,000	\$189,000	45.5%
IC&I Land						
Units Listed	4	5	-20.0%	23	27	-14.8%
Units Sold	0	2	-100.0%	8	9	-11.1%
Sales Dollars	\$0	\$485,000	-100.0%	\$4,146,700	\$3,120,000	32.9%
List/Sell \$ Ratio	0.00%	118.05%		92.63%	95.61%	
Days to Sell	0	1282	-100.0%	453	659	-31.3%
Active Inventory	26	46	-43.5%			
Average Price	\$0	\$242,500	-100.0%	\$518,338	\$346,667	49.5%
Median Price	\$0	\$242,500	-100.0%	\$193,350	\$250,000	-22.7%
Lots						
Units Listed	71	31	129.0%	255	253	0.8%
Units Sold	47	23	104.3%	215	138	55.8%
Sales Dollars	\$2,338,557	\$906,890	157.9%	\$9,679,888	\$6,035,340	60.4%
List/Sell \$ Ratio	96.32%	89.22%		94.08%	91.32%	
Days to Sell	136	309	-56.0%	289	287	0.7%
Active Inventory	181	288	-37.2%			
Average Price	\$49,757	\$39,430	26.2%	\$45,023	\$43,734	2.9%
Median Price	\$46,000	\$38,000	21.1%	\$42,500	\$41,500	2.4%
Leases						
Units Listed	0	3	-100.0%	18	15	20.0%
Units Sold	0	0	0.0%	0	3	-100.0%
Sales Dollars	\$0	\$0	0.0%	\$0	\$207,014	-100.0%
Days to Sell	0	0	0.0%	0	397	0.0%
Active Inventory	13	19	-31.6%			
Average Price	\$0	\$0	0.0%	\$0	\$69,005	-100.0%
Median Price	\$0	\$0	0.0%	\$0	\$11	-100.0%

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Lots (Waterfront)						
Units Listed	1	4	100.0%	22	19	15.8%
Units Sold	3	4	-25.0%	14	19	-26.3%
Sales Dollars	\$586,900	\$780,000	-24.8%	\$2,854,900	\$2,525,000	13.1%
List/Sell \$ Ratio	101.62%	94.78%		93.91%	83.88%	
Days to Sell	151	459	-67.1%	132	1204	-89.0%
Active Inventory	14	14	0.0%			
Average Price	\$195,633	\$195,000	0.3%	\$203,921	\$132,895	53.4%
Median Price	\$215,000	\$182,500	17.8%	\$222,500	\$125,000	78.0%
Multi-Family						
Units Listed	1	0	100.0%	8	11	-27.3%
Units Sold	1	0	100.0%	10	2	400.0%
Sales Dollars	\$200,000	\$0	100.0%	\$3,502,000	\$484,900	622.2%
List/Sell \$ Ratio	100.25%	0.00%		95.49%	100.13%	
Days to Sell	113	0	100.0%	173	134	29.1%
Active Inventory	6	12	-50.0%			
Average Price	\$200,000	\$0	100.0%	\$350,200	\$242,450	44.4%
Median Price	\$200,000	\$0	100.0%	\$283,500	\$242,450	16.9%
Multi Family (Triplex/Fourplex)						
Units Listed	1	0	0.0%	1	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	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	16	18	-11.1%	122	134	-9.0%
Units Sold	10	12	-16.7%	104	81	28.4%
Sales Dollars	\$604,000	\$414,500	45.7%	\$4,881,560	\$2,939,250	66.1%
List/Sell \$ Ratio	87.11%	87.32%		87.15%	85.82%	
Days to Sell	65	99	-34.3%	123	134	-8.2%
Active Inventory	37	73	-49.3%			
Average Price	\$60,400	\$34,542	74.9%	\$46,938	\$36,287	29.4%
Median Price	\$61,500	\$21,750	182.8%	\$42,250	\$27,900	51.4%
Recreational Property						
Units Listed	2	2	0.0%	22	18	22.2%
Units Sold	2	5	-60.0%	11	11	0.0%
Sales Dollars	\$690,125	\$704,000	-2.0%	\$2,731,126	\$1,761,603	55.0%
List/Sell \$ Ratio	99.93%	91.18%		90.95%	93.92%	
Days to Sell	59	50	18.0%	188	159	18.2%
Active Inventory	10	14	-28.6%			
Average Price	\$345,063	\$140,800	145.1%	\$248,284	\$160,146	55.0%
Median Price	\$345,063	\$106,500	224.0%	\$75,125	\$106,500	-29.5%
Residential						
Units Listed	82	64	28.1%	593	546	8.6%
Units Sold	71	72	-1.4%	413	421	-1.9%
Sales Dollars	\$15,824,800	\$13,217,700	19.7%	\$86,062,361	\$72,404,848	18.9%
List/Sell \$ Ratio	95.21%	93.23%		95.63%	95.12%	
Days to Sell	84.115	76	10.7%	84	126	-33.3%
Active Inventory	190	228	-16.7%			
Average Price	\$222,885	\$183,579	21.4%	\$208,383	\$171,983	21.2%
Median Price	\$224,900	\$179,000	25.6%	\$206,500	\$162,000	27.5%

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Residential (Waterfront)						
Units Listed	9	0	100.0%	42	43	-2.3%
Units Sold	7	5	40.0%	24	43	-44.2%
Sales Dollars	\$3,510,800	\$2,889,000	21.5%	\$11,021,200	\$16,313,775	-32.4%
List/Sell \$ Ratio	97.63%	90.98%		96.65%	94.06%	
Days to Sell	58	193	-69.9%	123	161	-23.6%
Active Inventory	21	20	5.0%			
Average Price	\$501,543	\$577,800	-13.2%	\$459,217	\$379,390	21.0%
Median Price	\$578,000	\$614,000	-5.9%	\$475,000	\$358,000	32.7%
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	0	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	265	177	49.7%	1616	1496	8.0%
Units Sold	193	160	20.6%	1063	975	9.0%
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Range	Mthly Listings Total	YTD Listings Total	Mthly Sales Total	YTD Sales Total
0 to 150000	11	110	18	109
150001 to 180000	6	57	4	43
180001 to 210000	6	64	8	57
210001 to 240000	12	84	11	69
240001 to 270000	12	70	10	44
270001 to 300000	15	75	7	31
300001 to 330000	7	30	2	19
330001 to 360000	2	33	5	15
360001 to 390000	2	15	3	5
390001 to 420000	1	7	0	4
420001 to 450000	2	11	0	1
450001 to 480000	0	4	0	0
480001 and over	4	21	1	5
Totals	80	581	69	402

Shuswap Division Lot Listing/Sales Analysis

Range	Mthly Listings Total	YTD Listings Total	Mthly Sales Total	YTD Sales Total
0 to 40000	10	77	24	108
40001 to 60000	5	80	15	88
60001 to 80000	33	67	6	30
80001 to 100000	10	31	11	18
100001 to 120000	7	24	0	6
120001 to 140000	5	13	3	7
140001 to 160000	4	12	1	3
160001 and over	8	65	5	25
Totals	82	369	65	285

Shuswap Zone Residential Sub Area Average Price - June to August 2005
Residential Single Family Only (Does Not Include Waterfront)

◆ Jun
 ■ Jul
 ▲ Aug

