

# SHUSWAP ZONE MONTHLY STATISTICS

**AUGUST 1 to AUGUST 31st, 2006**

<b>Zone Totals</b>	<b>Page 2</b>
<b>Quick Summary and Membership</b>	<b>Page 3</b>
<b>Listing Information</b>	<b>Page 4</b>
<b>Sales Information</b>	<b>Page 5</b>
<b>Residential Graphs</b>	<b>Page 6</b>
<b>Average and Median Price/Days to Sell</b>	<b>Page 7</b>
<b>Lot Graphs</b>	<b>Page 8</b>
<b>Residential Average Graphs</b>	<b>Page 9</b>
<b>Condo and Townhouse Average Graphs</b>	<b>Page 10</b>
<b>Inventory and Million Dollar Property Graphs</b>	<b>Page 11</b>

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

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	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
<b>CENTRAL ZONE TOTALS</b>						
Units Listed	868	754	15.1%	6655	6360	4.6%
Units Sold	511	647	-21.0%	4037	4277	-5.6%
Sales Dollars	\$191,954,274	\$191,471,334	0.3%	\$1,378,467,022	\$1,209,180,266	14.0%
List/Sell Ratio	97.03%	95.94%		95.18%	97.59%	
Days to Sell	103	126	-18.2%	115	209	-45.0%
Active Listings	2508	2056	22.0%			
<b>NORTH ZONE TOTALS</b>						
Units Listed	409	356	14.9%	3160	2943	7.4%
Units Sold	226	252	-10.3%	1863	2022	-7.9%
Sales Dollars	\$74,017,500	\$70,919,423	4.4%	\$527,071,302	\$458,908,181	14.9%
List/Sell Ratio	97.67%	94.19%		94.55%	93.95%	
Days to Sell	142	252	-43.8%	172	229	-25.1%
Active Listings	1447	1074	34.7%			
<b>SHUSWAP ZONE TOTALS</b>						
Units Listed	245	266	-7.9%	1802	1669	8.0%
Units Sold	142	199	-28.6%	1012	1074	-5.8%
Sales Dollars	\$38,685,325	\$36,535,552	5.9%	\$252,690,748	\$190,529,265	32.6%
List/Sell Ratio	94.59%	95.71%		93.98%	94.35%	
Days to Sell	156	125	25.1%	176	213	-17.4%
Active Listings	966	844	14.5%			
<b>GRAND TOTALS</b>						
Units Listed	1522	1376	10.6%	11617	10972	5.9%
Units Sold	879	1098	-19.9%	6912	7373	-6.3%
Sales Dollars	\$304,657,098	\$298,926,309	1.9%	\$2,158,229,073	\$1,858,617,712	16.1%
List/Sell Ratio	96.43%	95.28%		94.57%	95.30%	
Days to Sell	134	168	-20.3%	154	217	-29.0%
Active Listings	4921	3974	23.8%			

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# SHUSWAP OKANAGAN ZONE

## QUICK SUMMARY

### August 31st, 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>	
August-06	142	\$38,685,325	57	\$17,555,325	245	966	8.9
July-06	148	\$37,421,216	49	\$14,210,026	235	939	
August-05	199	\$36,535,552	71	\$15,824,800	266	825	

**Monthly Ratio of Sales versus Inventory All Property Types 14.70%**

<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	4	16	64	6.25%	26
ACREAGE/HOUSE	10	23	110	9.09%	113
LOTS	25	35	158	15.82%	102
RESIDENTIAL	57	97	283	20.14%	70

**Average House Price \$307,988      Median House Price \$295,000**

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>August 31/06</u>	<u>August 31/05</u>		
ALL ZONES	1066	971	95	9.78%
CENTRAL ZONE	667	602	65	10.80%
NORTH ZONE	291	272	19	6.99%
SHUSWAP ZONE	108	97	11	11.34%

**CURRENT**

MANAGING BROKERS	87
SALES REPS	902
PROPERTY MGMNT	15
ASSOCIATE BROKERS	59
EXEMPTION MEMBER	3

**TOTALS 1066**

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SHUSWAP ZONE - COMPARATIVE ACTIVITY - LISTING INFORMATION - AUGUST 2006

	LISTINGS						INVENTORY		
	AUG 2006	AUG 2005	Incr % Decr %	JAN-AUG 2006	JAN-AUG 2005	Incr % Decr %	AUG 2006	AUG 2005	Incr % Decr %
<b>RESIDENTIAL:</b>									
Acreage/House	23	17	35.3%	190	176	8.0%	110	87	26.4%
Duplex	1	2	-50.0%	15	8	87.5%	11	5	120.0%
Mobile Homes	16	15	6.7%	115	122	-5.7%	41	37	10.8%
Recreational	4	2	100.0%	36	26	38.5%	15	10	50.0%
Residential	97	84	15.5%	671	594	13.0%	283	190	48.9%
Residential WF	9	9	0.0%	57	47	21.3%	30	21	42.9%
3 & 4 Plex	0	0	0.0%	1	0	100.0%	1	1	100.0%
Timeshares	0	1	-100.0%	2	1	100.0%	2	0	100.0%
Apartments	3	3	0.0%	47	98	-52.0%	21	54	-61.1%
Townhouses	18	34	-47.1%	87	84	3.6%	52	66	-21.2%
<b>Total</b>	<b>171</b>	<b>167</b>		<b>1,221</b>	<b>1,156</b>		<b>566</b>	<b>471</b>	
<b>FARMS:</b>	5	0	100.0%	29	11	163.6%	21	10	110.0%
<b>MULTI FAMILY:</b>	2	1	100.0%	9	8	12.5%	9	6	50.0%
<b>LOTS:</b>									
Acreage	16	10	60.0%	92	89	3.4%	64	46	39.1%
Acreage WF	1	0	100.0%	15	7	114.3%	16	4	300.0%
Lots	33	72	-54.2%	280	252	11.1%	131	181	-27.6%
Lots WF	1	1	0.0%	16	22	-27.3%	11	14	-21.4%
<b>Total</b>	<b>51</b>	<b>83</b>		<b>403</b>	<b>370</b>		<b>222</b>	<b>245</b>	
<b>I.C. &amp; I.:</b>									
Business	9	6	50.0%	70	54	29.6%	67	43	55.8%
Commercial	5	5	0.0%	34	29	17.2%	37	30	23.3%
Land	2	4	-50.0%	19	23	-17.4%	26	26	0.0%
Leases	5	0	100.0%	17	18	-5.6%	18	13	38.5%
<b>Total</b>	<b>21</b>	<b>15</b>		<b>140</b>	<b>124</b>		<b>148</b>	<b>112</b>	
<b>GRAND TOTALS</b>	<b>250</b>	<b>266</b>	<b>-6.0%</b>	<b>1,802</b>	<b>1,669</b>	<b>8.0%</b>	<b>966</b>	<b>844</b>	<b>14.5%</b>

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 - SALES INFORMATION - AUGUST 2006

	UNIT SALES						SALES \$ VOLUME			List Sell Ratio	SALES \$ VOLUME			List Sell Ratio				
	AUG	AUG	Incr %	YTD	YTD	Incr %	AUG	AUG	Incr %		AUG	AUG	JAN-AUG		JAN-AUG	Incr %	J-AG	J-AG
	2006	2005	Decr %	2006	2005	Decr %	2006	2005	Decr %		2006	2005	2006		2005	Decr %	2006	2005
<b>RESIDENTIAL:</b>																		
Acreage/House	10	14	-28.6%	73	95	-23.2%	\$3,691,500	\$4,214,100	-12.4%	94.30%	95.50%	\$28,700,440	\$28,196,375	1.8%	95.81%	95.76%		
Duplex	0	1	-100.0%	5	4	25.0%	\$0	\$250,000	-100.0%	0.00%	98.04%	\$560,500	\$780,000	-28.1%	92.65%	97.67%		
Mobile Homes	12	10	20.0%	86	105	-18.1%	\$567,900	\$604,000	-6.0%	92.28%	89.60%	\$4,623,750	\$5,028,360	-8.0%	91.07%	89.40%		
Recreational	10	4	150.0%	25	14	78.6%	\$3,311,900	\$1,300,125	154.7%	94.18%	96.56%	\$6,635,900	\$3,580,126	85.4%	92.91%	93.55%		
Residential	57	71	-19.7%	373	413	-9.7%	\$17,555,325	\$15,824,800	10.9%	95.93%	96.62%	\$101,910,997	\$86,062,361	18.4%	96.70%	96.42%		
Residential WF	5	7	-28.6%	34	26	30.8%	\$2,870,000	\$3,510,800	-18.3%	90.19%	97.64%	\$22,220,800	\$11,857,200	87.4%	94.36%	96.06%		
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	6	10	-40.0%	36	35	2.9%	\$1,292,900	\$2,784,770	-53.6%	98.75%	96.95%	\$8,837,704	\$6,185,270	42.9%	98.50%	96.47%		
Townhouses	8	6	33.3%	62	41	51.2%	\$2,068,900	\$1,094,000	89.1%	97.33%	96.42%	\$16,086,957	\$7,021,400	129.1%	98.73%	97.27%		
<b>Total</b>	<b>108</b>	<b>123</b>		<b>694</b>	<b>733</b>		<b>\$31,358,425</b>	<b>\$29,582,595</b>				<b>\$189,577,048</b>	<b>\$148,711,092</b>					
<b>FARMS:</b>	<b>1</b>	<b>1</b>	<b>0.0%</b>	<b>6</b>	<b>4</b>	<b>50.0%</b>	<b>\$640,000</b>	<b>\$540,000</b>	<b>18.5%</b>	<b>98.61%</b>	<b>98.36%</b>	<b>\$5,635,000</b>	<b>\$2,408,000</b>	<b>134.0%</b>	<b>89.30%</b>	<b>90.60%</b>		
<b>MULTI FAMILY:</b>	<b>0</b>	<b>1</b>	<b>-100.0%</b>	<b>4</b>	<b>10</b>	<b>-60.0%</b>	<b>\$0</b>	<b>\$200,000</b>	<b>-100.0%</b>	<b>0.00%</b>	<b>97.56%</b>	<b>\$2,579,000</b>	<b>\$3,502,000</b>	<b>-26.4%</b>	<b>97.71%</b>	<b>94.29%</b>		
<b>LOTS:</b>																		
Acreage	4	16	-75.0%	56	54	3.7%	\$1,034,000	\$1,723,500	-40.0%	92.67%	90.88%	\$9,242,700	\$5,915,035	56.3%	94.57%	92.54%		
Acreage WF	0	0	0.0%	2	4	-50.0%	\$0	\$0	0.0%	0.00%	0.00%	\$930,000	\$833,000	11.6%	86.25%	96.35%		
Lots	25	49	-49.0%	208	217	-4.1%	\$2,432,900	\$2,495,557	-2.5%	93.79%	95.59%	\$17,005,000	\$9,722,388	74.9%	95.05%	93.54%		
Lots WF	0	3	-100.0%	6	14	-57.1%	\$0	\$586,900	-100.0%	0.00%	101.63%	\$1,461,000	\$2,854,900	-48.8%	96.86%	94.69%		
<b>Total</b>	<b>29</b>	<b>68</b>		<b>272</b>	<b>289</b>		<b>\$3,466,900</b>	<b>\$4,805,957</b>				<b>\$28,638,700</b>	<b>\$19,325,323</b>					
<b>I.C. &amp; I.:</b>																		
Business	2	4	-50.0%	13	13	0.0%	\$2,400,000	\$802,000	199.3%	98.76%	89.88%	\$12,825,000	\$6,026,000	112.8%	91.83%	90.81%		
Commercial	1	2	-50.0%	13	17	-23.5%	\$415,000	\$605,000	-31.4%	86.48%	94.45%	\$6,445,000	\$6,410,150	0.5%	90.66%	93.57%		
Land	1	0	100.0%	9	8	12.5%	\$405,000	\$0	100.0%	96.43%	0.00%	\$6,936,000	\$4,146,700	67.3%	94.68%	94.88%		
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%		
<b>Total</b>	<b>4</b>	<b>6</b>		<b>36</b>	<b>38</b>		<b>\$3,220,000</b>	<b>\$1,407,000</b>				<b>\$26,261,000</b>	<b>\$16,582,850</b>					
<b>GRAND TOTALS</b>	<b>142</b>	<b>199</b>	<b>-28.6%</b>	<b>1,012</b>	<b>1,074</b>	<b>-5.8%</b>	<b>\$38,685,325</b>	<b>\$36,535,552</b>	<b>5.9%</b>	<b>94.59%</b>	<b>95.71%</b>	<b>\$252,690,748</b>	<b>\$190,529,265</b>	<b>32.63%</b>	<b>93.98%</b>	<b>94.35%</b>		

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

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

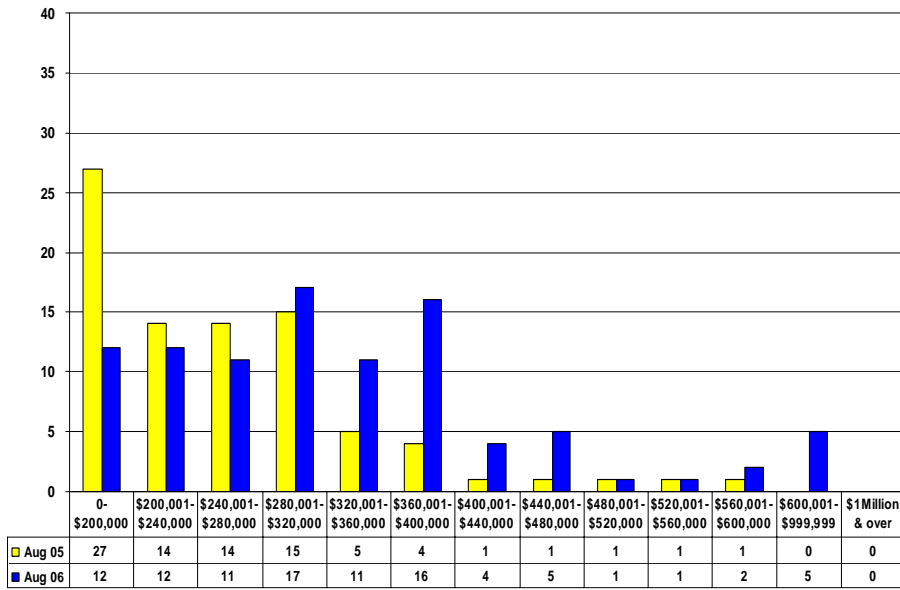
	AVG SALE PRICE						MEDIAN PRICE						NUMBER DAYS TO SELL					
	AUG 2006	AUG 2005	Incr % Decr %	JAN-AUG 2006	JAN-AUG 2005	Incr % Decr %	AUG 2006	AUG 2005	Incr % Decr %	JAN-AUG 2006	JAN-AUG 2005	Incr % Decr %	AUG 2006	AUG 2005	Incr % Decr %	JAN-AUG 2006	JAN-AUG 2005	Incr % Decr %
<b>RESIDENTIAL:</b>																		
Acreage/House	\$369,150	\$301,007	22.6%	\$393,157	\$296,804	32.5%	\$370,000	\$278,550	32.8%	\$351,700	\$268,000	31.2%	113	248	-54.4%	107	130	-17.5%
Duplex	\$0	\$250,000	-100.0%	\$112,100	\$195,000	-42.5%	\$0	\$250,000	-100.0%	\$112,000	\$185,000	-39.5%	0	98	0.0%	119	68	74.4%
Mobile Homes	\$47,325	\$60,400	-21.6%	\$53,765	\$47,889	12.3%	\$40,500	\$61,500	-34.1%	\$46,775	\$43,000	8.8%	88	65	36.0%	67	484	-86.2%
Recreational	\$331,190	\$325,031	1.9%	\$265,436	\$255,723	3.8%	\$322,000	\$305,000	5.6%	\$199,000	\$133,750	48.8%	47	60	-21.5%	87	157	-44.7%
Residential	\$307,988	\$222,885	38.2%	\$273,220	\$208,383	31.1%	\$295,000	\$224,900	31.2%	\$275,000	\$206,500	33.2%	70	87	-19.9%	67	83	-19.6%
Residential WF	\$574,000	\$501,543	14.4%	\$653,553	\$456,046	43.3%	\$550,000	\$578,000	-4.8%	\$574,950	\$472,500	21.7%	201	57	251.9%	140	118	18.7%
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	\$215,483	\$278,477	-22.6%	\$245,492	\$176,722	38.9%	\$180,000	\$262,885	-31.5%	\$214,700	\$115,000	86.7%	112	74	51.4%	93	71	31.6%
Townhouses	\$258,613	\$182,333	41.8%	\$259,467	\$171,254	51.5%	\$242,450	\$171,250	41.6%	\$237,000	\$162,500	45.8%	215	149	44.0%	184	100	83.6%
<b>Total</b>																		
<b>FARMS:</b>	\$640,000	\$540,000	18.5%	\$939,167	\$602,000	56.0%	\$0	\$540,000	-100.0%	\$920,000	\$510,000	80.4%	52	42	23.8%	146	403	-63.7%
<b>MULTI FAMILY:</b>	\$0	\$0	0.0%	\$644,750	\$350,200	84.1%	\$0	\$200,000	-100.0%	\$584,500	\$283,500	106.2%	0	112	0.0%	367	173	112.3%
<b>LOTS:</b>																		
Acreage	\$258,500	\$107,719	140.0%	\$165,048	\$109,538	50.7%	\$151,500	\$96,500	57.0%	\$139,500	\$95,000	46.8%	26	255	-89.7%	136	273	-50.1%
Acreage WF	\$0	\$0	0.0%	\$465,000	\$208,250	123.3%	\$0	\$0	0.0%	\$117,500	\$180,500	-34.9%	93	0	100.0%	174	194	-10.3%
Lots	\$97,316	\$50,930	91.1%	\$81,755	\$44,804	82.5%	\$96,400	\$46,000	109.6%	\$81,500	\$43,000	89.5%	111	131	-14.9%	112	288	-61.1%
Lots WF	\$0	\$195,633	-100.0%	\$243,500	\$203,921	19.4%	\$0	\$215,000	-100.0%	\$197,000	\$222,500	-11.5%	0	151	-100.0%	129	132	-2.3%
<b>Total</b>																		
<b>I.C. &amp; I.:</b>																		
Business	\$1,200,000	\$200,500	498.5%	\$986,538	\$463,538	112.8%	\$1,200,000	\$170,000	605.9%	\$750,000	\$350,000	114.3%	185	259	-28.6%	176	152	15.8%
Commercial	\$415,000	\$302,500	37.2%	\$495,769	\$377,068	31.5%	\$415,000	\$302,500	37.2%	\$260,000	\$275,000	-5.5%	69	85	-18.8%	340	341	-0.4%
Land	\$405,000	\$0	100.0%	\$770,667	\$518,338	48.7%	\$405,000	\$0	100.0%	\$405,000	\$193,350	109.5%	804	0	100.0%	399	452	-11.7%
Leases	\$0	\$0	0.0%	\$55,000	\$0	100.0%	\$0	\$0	0.0%	\$55,000	\$0	0.0%	0	0	0.0%	322	0	100.0%
<b>Total</b>																		
													156	125		176	213	

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

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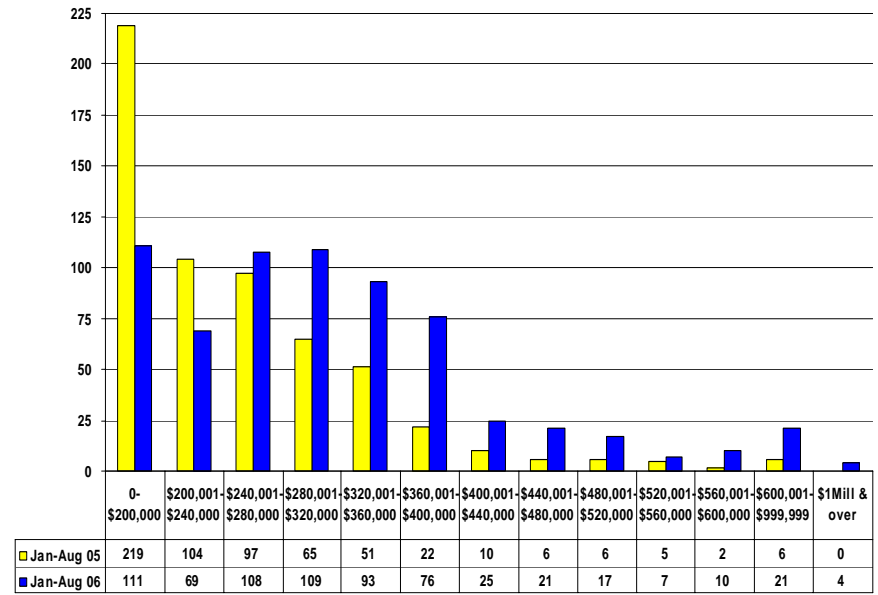
**Shuswap Zone - Single Family Residential August 2006**  
 Monthly Listings By Price Range - Single Family Dwellings Only

■ Aug 05 ■ Aug 06



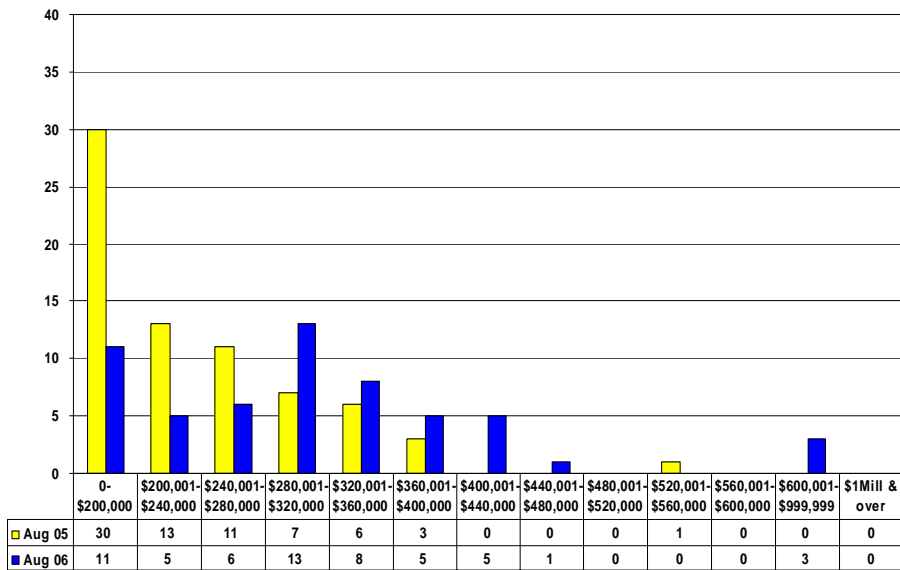
**Shuswap Zone - Single Family Residential 2005 vs 2006**  
 Listings Taken By Price Range - Single Family Dwellings Only

■ Jan-Aug 05 ■ Jan-Aug 06

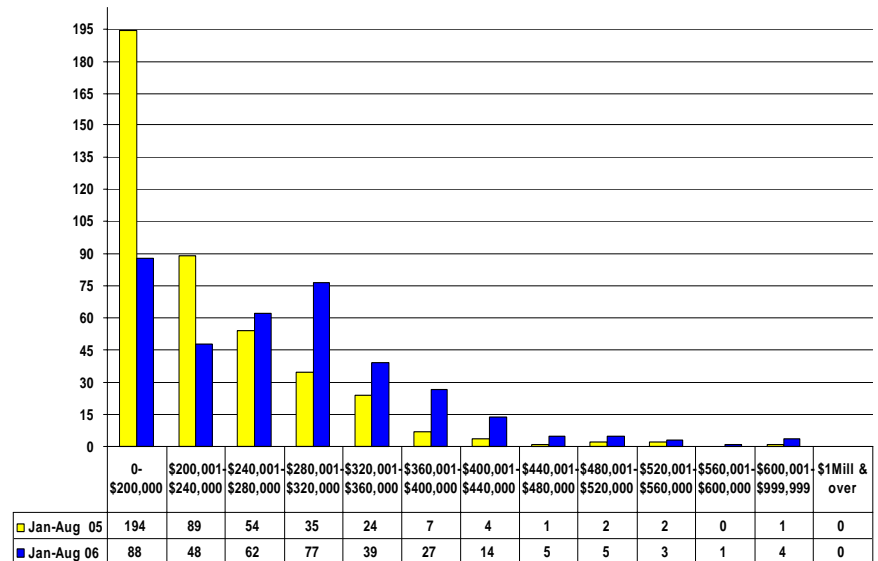


**Shuswap Zone - Single Family Residential August 2006**  
 Monthly Sales by Price Range - Single Family Dwellings Only

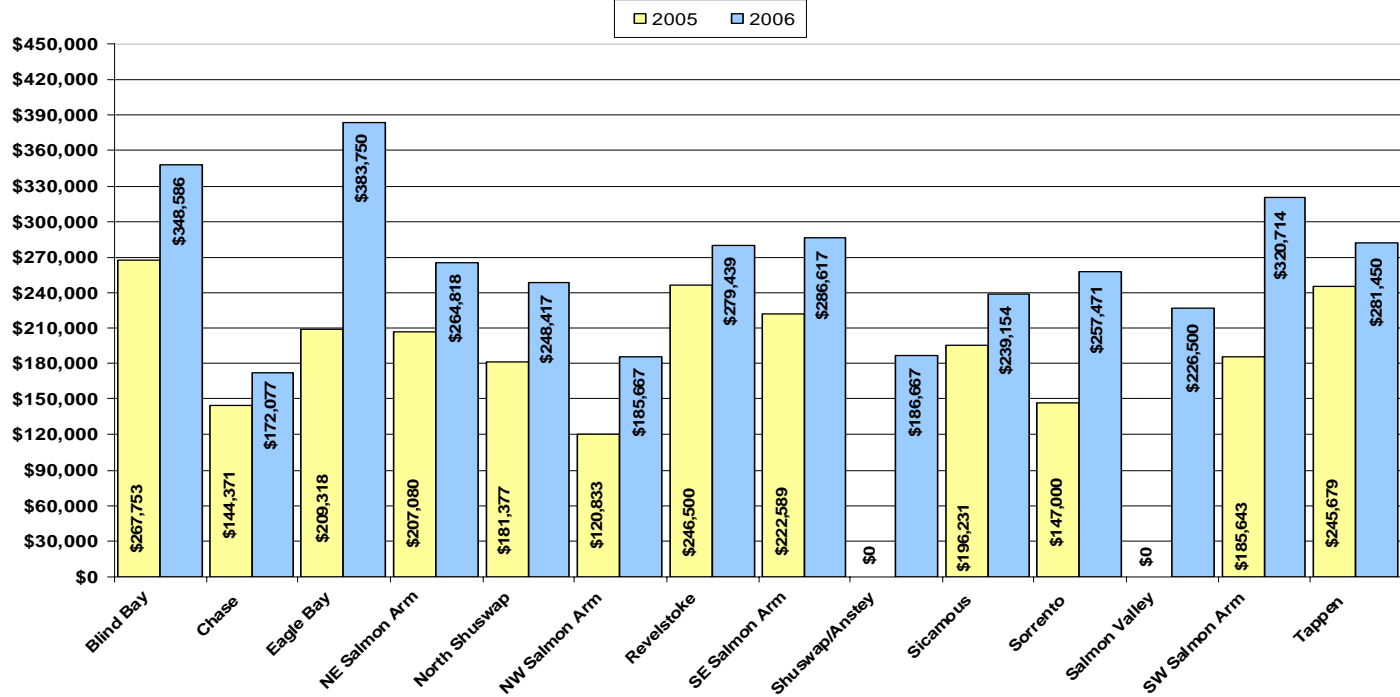
■ Aug 05 ■ Aug 06



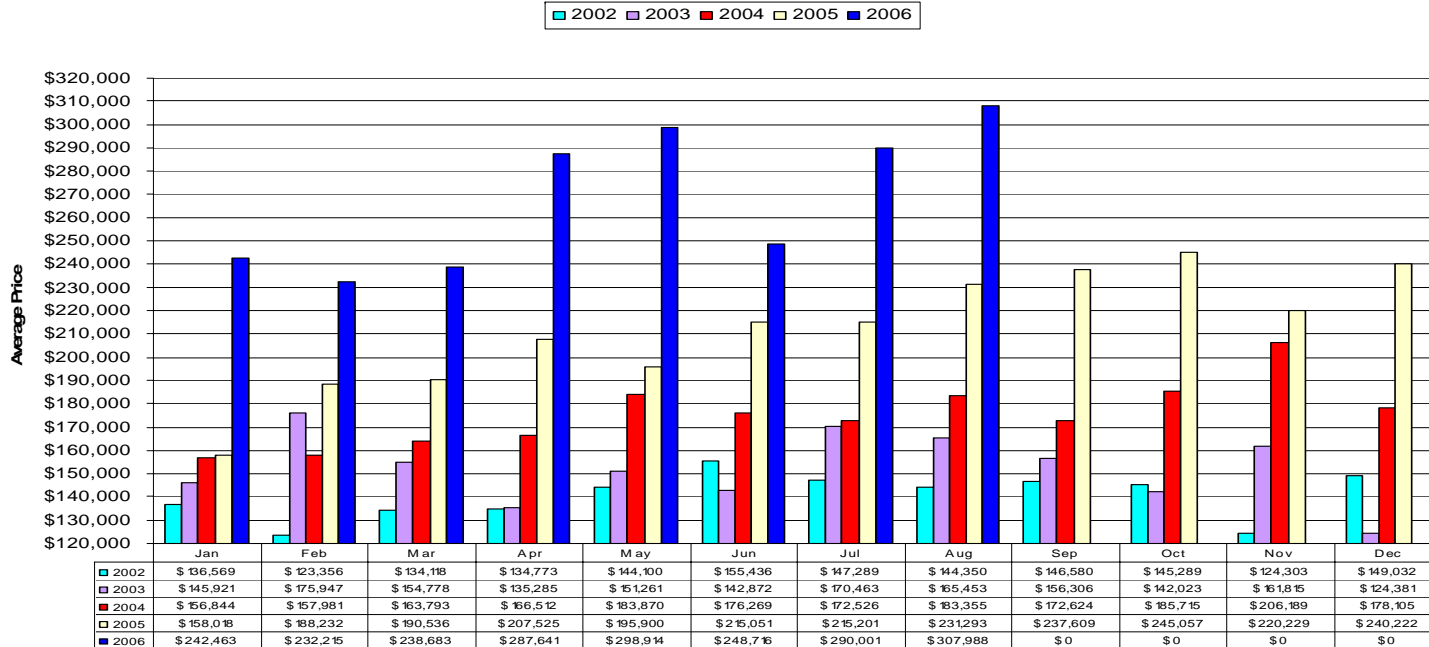
**Shuswap Zone - Single Family Residential 2005 vs 2006**  
 Number of Solds by Price Range - Single Family Dwellings Only



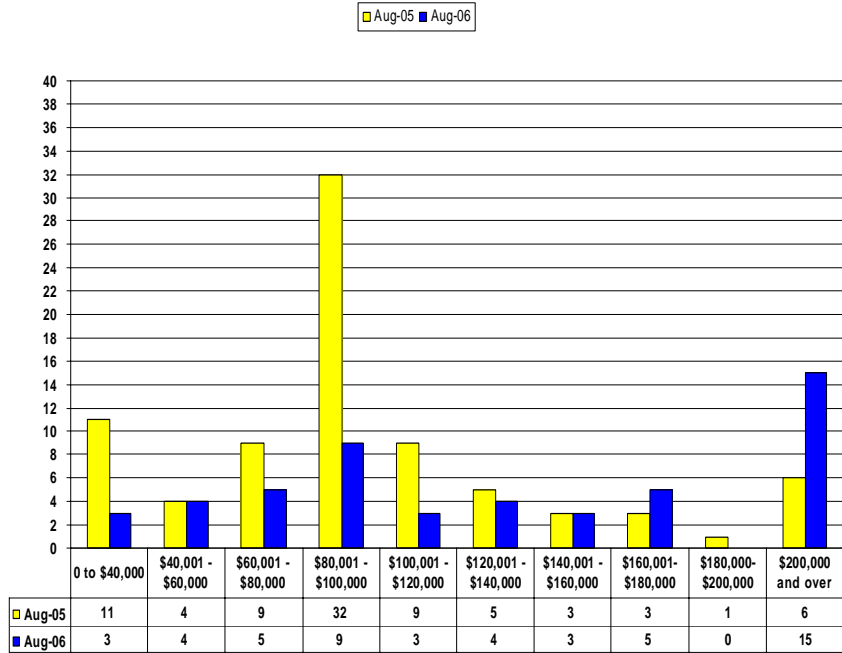
**Shuswap Zone Residential Sub Area Average Prices - 2005 vs 2006 (January to August)**  
**Residential Single Family Only**



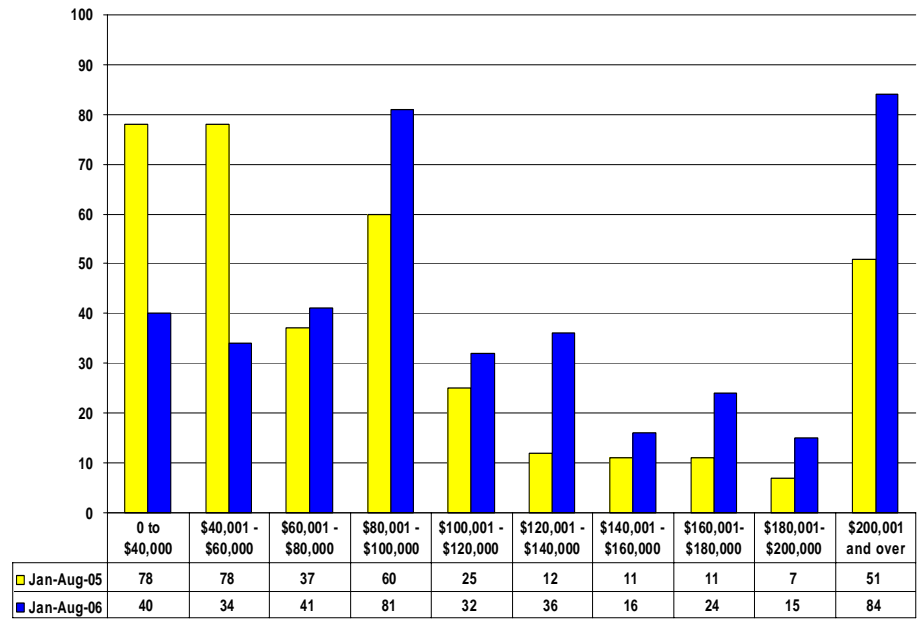
**Shuswap Zone Single Family Residential Average Prices 2002 to 2006**



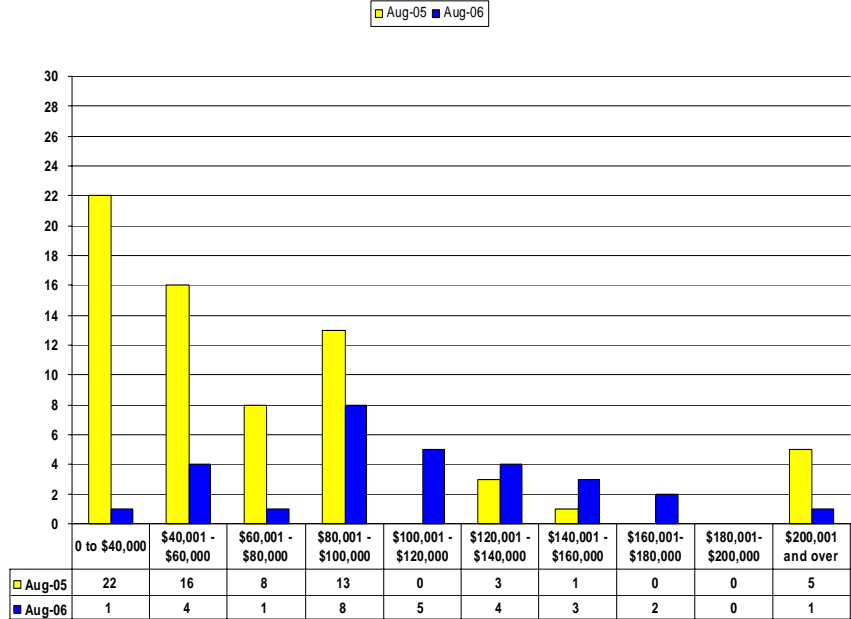
**Shuswap Zone - August 2006**  
 Monthly Listing Comparison By Price Range -  
 Lots, Lots Waterfront, Acreage and Acreage Waterfront



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



**Shuswap Zone - August 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

