

SHUSWAP ZONE MONTHLY STATISTICS

OCTOBER 1 to OCTOBER 31st, 2006

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

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	854	676	26.3%	8322	7945	4.7%
Units Sold	406	407	-0.2%	4887	5321	-8.2%
Sales Dollars	\$142,658,440	\$119,641,553	19.2%	\$1,681,564,556	\$1,556,808,176	8.0%
List/Sell Ratio	92.61%	94.91%		94.47%	95.01%	
Days to Sell	121	158	-23.2%	114	205	-44.7%
Active Listings	2720	2233	21.8%			
NORTH ZONE TOTALS						
Units Listed	370	226	63.7%	4026	3478	15.8%
Units Sold	197	193	2.1%	2302	2431	-5.3%
Sales Dollars	\$57,245,220	\$50,503,285	13.3%	\$649,445,020	\$564,602,218	15.0%
List/Sell Ratio	92.92%	94.91%		93.89%	93.93%	
Days to Sell	159	165	-3.6%	180	225	-20.0%
Active Listings	1547	1040	48.8%			
SHUSWAP ZONE TOTALS						
Units Listed	161	163	-1.2%	2141	1985	7.9%
Units Sold	88	128	-31.3%	1225	1375	-10.9%
Sales Dollars	\$19,714,300	\$27,185,855	-27.5%	\$304,761,248	\$252,102,227	20.9%
List/Sell Ratio	93.60%	91.77%		93.64%	94.38%	
Days to Sell	87	189	-54.1%	167	207	-19.3%
Active Listings	881	770	14.4%			
GRAND TOTALS October 31/06 October 31/05						
Units Listed	1385	1065	30.0%	14489	13408	8.1%
Units Sold	691	728	-5.1%	8414	9127	-7.8%
Sales Dollars	\$219,617,960	\$197,330,693	11.3%	\$2,635,770,824	\$2,373,512,621	11.0%
List/Sell Ratio	93.04%	93.86%		94.00%	94.44%	
Days to Sell	122	171	-28.3%	153	212	-27.8%
Active Listings	5148	4043	27.3%			

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SHUSWAP OKANAGAN ZONE

QUICK SUMMARY

October 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>	
October-06	88	\$19,714,300	35	\$9,986,800	161	881	7.8
September-06	122	\$31,934,800	42	\$12,115,100	186	938	
October-05	128	\$27,185,855	44	\$10,832,455	163	770	

Monthly Ratio of Sales versus Inventory All Property Types 9.99%

<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	2	4	65	3.08%	70
ACREAGE/HOUSE	12	19	94	12.77%	120
LOTS	20	25	141	14.18%	75
RESIDENTIAL	35	62	259	13.51%	98

Average House Price \$285,337 Median House Price \$275,000
 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>October 31/06</u>	<u>October 31/05</u>		
ALL ZONES	1095	993	102	10.27%
CENTRAL ZONE	685	620	65	10.48%
NORTH ZONE	297	278	19	6.83%
SHUSWAP ZONE	113	95	18	18.95%

CURRENT

MANAGING BROKERS	86
SALES REPS	931
PROPERTY MGMNT	16
ASSOCIATE BROKERS	59
EXEMPTION MEMBER	3

TOTALS 1095

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SHUSWAP ZONE - COMPARATIVE ACTIVITY - LISTING INFORMATION - OCTOBER 2006

	LISTINGS			INVENTORY			INVENTORY		
	OCT 2006	OCT 2005	Incr % Decr %	JAN-OCT 2006	JAN-OCT 2005	Incr % Decr %	OCT 2006	OCT 2005	Incr % Decr %
RESIDENTIAL:									
Acreage/House	19	19	0.0%	223	207	7.7%	94	69	36.2%
Duplex	1	1	0.0%	16	10	60.0%	7	5	40.0%
Mobile Homes	18	10	80.0%	152	146	4.1%	43	32	34.4%
Recreational	3	3	0.0%	41	32	28.1%	11	13	-15.4%
Residential	62	44	40.9%	809	699	15.7%	259	155	67.1%
Residential WF	3	3	0.0%	65	62	4.8%	29	24	20.8%
3 & 4 Plex	0	0	0.0%	1	1	100.0%	0	1	100.0%
Timeshares	0	0	0.0%	2	1	100.0%	2	0	100.0%
Apartments	7	17	-58.8%	57	116	-50.9%	22	56	-60.7%
Townhouses	9	29	-69.0%	108	117	-7.7%	57	75	-24.0%
Total	122	126		1,474	1,391		524	430	
FARMS:	1	0	100.0%	32	12	166.7%	18	10	80.0%
MULTI FAMILY:	0	0	0.0%	10	9	11.1%	8	3	166.7%
LOTS:									
Acreage	4	6	-33.3%	110	103	6.8%	65	53	22.6%
Acreage WF	1	0	100.0%	16	8	100.0%	15	5	200.0%
Lots	23	15	53.3%	324	291	11.3%	114	148	-23.0%
Lots WF	1	1	0.0%	20	24	-16.7%	12	10	20.0%
Total	29	22		470	426		206	216	
I.C. & I.:6									
Business	6	7	-14.3%	79	64	23.4%	58	43	34.9%
Commercial	1	5	-80.0%	37	35	5.7%	29	28	3.6%
Land	2	2	0.0%	22	26	-15.4%	25	25	0.0%
Leases	0	1	-100.0%	17	22	-22.7%	13	15	-13.3%
Total	9	15		155	147		125	111	
GRAND TOTALS	161	163	-1.2%	2,141	1,985	7.9%	881	770	14.4%

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 - OCTOBER 2006

	UNIT SALES						SALES \$ VOLUME			List Sell Ratio	SALES \$ VOLUME			List Sell Ratio				
	OCT	OCT	Incr %	YTD	YTD	Incr %	OCT	OCT	Incr %		OCT	OCT	JAN-OCT		JAN-OCT	Incr %	J-OC	J-OC
	2006	2005	Decr %	2006	2005	Decr %	2006	2005	Decr %		2006	2005	2006		2005	Decr %	2006	2005
RESIDENTIAL:																		
Acreage/House	12	13	-7.7%	97	115	-15.7%	\$5,789,100	\$3,889,500	48.8%	94.10%	94.49%	\$39,444,340	\$34,769,375	13.4%	95.56%	95.77%		
Duplex	0	0	0.0%	7	4	75.0%	\$0	\$0	0.0%	0.00%	0.00%	\$925,000	\$780,000	18.6%	93.61%	97.67%		
Mobile Homes	12	9	33.3%	109	128	-14.8%	\$740,500	\$356,400	107.8%	92.35%	92.28%	\$6,365,050	\$6,165,760	3.2%	91.60%	89.97%		
Recreational	0	0	0.0%	28	15	86.7%	\$0	\$0	0.0%	0.00%	0.00%	\$8,081,900	\$3,642,626	121.9%	92.41%	93.27%		
Residential	35	44	-20.5%	450	519	-13.3%	\$9,986,800	\$10,832,455	-7.8%	96.25%	94.94%	\$124,012,897	\$111,626,556	11.1%	96.65%	96.32%		
Residential WF	0	5	-100.0%	38	34	11.8%	\$0	\$2,713,500	-100.0%	0.00%	95.03%	\$24,980,800	\$15,500,700	61.2%	94.48%	95.64%		
3 & 4 Plex	1	0	100.0%	1	0	100.0%	\$158,000	\$0	100.0%	98.14%	0.00%	\$158,000	\$0	100.0%	98.14%	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%	42	48	-12.5%	\$258,400	\$1,835,000	-85.9%	100.00%	98.62%	\$10,484,104	\$10,423,270	0.6%	98.47%	97.06%		
Townhouses	2	11	-81.8%	68	67	1.5%	\$458,900	\$2,179,500	-78.9%	97.16%	98.93%	\$17,933,857	\$11,820,017	51.7%	98.54%	97.93%		
Total	64	88		840	930		\$17,391,700	\$21,806,355				\$232,385,948	\$194,728,304					
FARMS:	0	0	0.0%	6	4	50.0%	\$0	\$0	0.0%	0.00%	0.00%	\$5,635,000	\$2,408,000	134.0%	89.30%	90.60%		
MULTI FAMILY:	0	2	-100.0%	6	13	-53.8%	\$0	\$715,000	-100.0%	0.00%	91.07%	\$3,111,000	\$4,599,500	-32.4%	95.37%	93.55%		
LOTS:																		
Acreage	2	7	-71.4%	62	68	-8.8%	\$465,000	\$922,500	-49.6%	94.42%	94.44%	\$10,462,700	\$7,987,035	31.0%	94.61%	92.63%		
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%	95.38%		
Lots	20	25	-20.0%	258	290	-11.0%	\$1,565,600	\$1,754,500	-10.8%	91.91%	93.39%	\$20,905,100	\$14,484,038	44.3%	94.78%	94.03%		
Lots WF	0	1	-100.0%	7	17	-58.8%	\$0	\$174,000	-100.0%	0.00%	91.63%	\$1,731,000	\$3,688,900	-53.1%	91.81%	94.56%		
Total	22	33		329	379		\$2,030,600	\$2,851,000				\$34,028,800	\$26,992,973					
I.C. & I.:																		
Business	2	0	100.0%	16	14	14.3%	\$292,000	\$0	100.0%	78.07%	0.00%	\$13,792,000	\$6,312,000	118.5%	90.41%	91.14%		
Commercial	0	1	-100.0%	16	21	-23.8%	\$0	\$81,000	-100.0%	0.00%	67.50%	\$7,472,500	\$9,157,250	-18.4%	91.12%	92.80%		
Land	0	4	-100.0%	11	14	-21.4%	\$0	\$1,732,500	-100.0%	0.00%	88.93%	\$8,281,000	\$7,904,200	4.8%	92.32%	96.13%		
Leases	0	0	0.0%	1	0	100.0%	\$0	\$0	0.0%	0.00%	0.00%	\$55,000	\$0	100.0%	0.00%	0.00%		
Total	2	5		44	49		\$292,000	\$1,813,500				\$29,600,500	\$23,373,450					
GRAND TOTALS	88	128	-31.3%	1,225	1,375	-10.9%	\$19,714,300	\$27,185,855	-27.5%	93.60%	91.77%	\$304,761,248	\$252,102,227	20.89%	93.64%	94.38%		

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 - OCTOBER 2006

	AVG SALE PRICE						MEDIAN PRICE						NUMBER DAYS TO SELL					
	OCT 2006	OCT 2005	Incr % Decr %	JAN-OCT 2006	JAN-OCT 2005	Incr % Decr %	OCT 2006	OCT 2005	Incr % Decr %	JAN-OCT 2006	JAN-OCT 2005	Incr % Decr %	OCT 2006	OCT 2005	Incr % Decr %	JAN-OCT 2006	JAN-OCT 2005	Incr % Decr %
RESIDENTIAL:																		
Acreage/House	\$482,425	\$299,192	61.2%	\$406,643	\$302,342	34.5%	\$382,500	\$300,000	27.5%	\$360,000	\$284,900	26.4%	120	153	-21.9%	108	134	-19.6%
Duplex	\$0	\$0	0.0%	\$132,143	\$195,000	-32.2%	\$0	\$0	0.0%	\$112,500	\$185,000	-39.2%	0	0	0.0%	99	68	45.2%
Mobile Homes	\$61,708	\$39,600	55.8%	\$58,395	\$48,170	21.2%	\$53,000	\$34,000	55.9%	\$48,000	\$43,500	10.3%	61	113	-46.3%	68	412	-83.4%
Recreational	\$0	\$0	0.0%	\$288,639	\$242,842	18.9%	\$0	\$0	0.0%	\$199,500	\$105,000	90.0%	0	0	0.0%	99	150	-33.7%
Residential	\$285,337	\$246,192	15.9%	\$275,584	\$215,080	28.1%	\$275,000	\$252,000	9.1%	\$275,000	\$214,000	28.5%	98	80	23.0%	69	82	-16.0%
Residential WF	\$0	\$542,700	-100.0%	\$657,389	\$455,903	44.2%	\$0	\$380,000	-100.0%	\$599,900	\$472,500	27.0%	0	60	-100.0%	132	102	28.9%
3 & 4 Plex	\$0	\$0	0.0%	\$0	\$0	0.0%	\$158,000	\$0	100.0%	\$158,000	\$0	0.0%	115	0	100.0%	115	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	\$129,200	\$305,833	-57.8%	\$249,622	\$217,151	15.0%	\$129,200	\$296,500	-56.4%	\$214,700	\$162,000	32.5%	74	128	-42.2%	93	85	9.9%
Townhouses	\$229,450	\$198,136	15.8%	\$263,733	\$176,418	49.5%	\$229,450	\$224,000	2.4%	\$237,000	\$169,900	39.5%	74	101	-26.7%	174	103	69.4%
Total																		
FARMS:	\$0	\$0	0.0%	\$939,167	\$602,000	56.0%	\$0	\$0	0.0%	\$920,000	\$510,000	80.4%	52	0	100.0%	146	403	-63.7%
MULTI FAMILY:	\$0	\$357,500	-100.0%	\$518,500	\$353,808	46.5%	\$0	\$357,500	-100.0%	\$425,500	\$320,000	33.0%	0	756	-100.0%	297	253	17.3%
LOTS:																		
Acreage	\$232,500	\$131,786	76.4%	\$168,753	\$117,456	43.7%	\$232,500	\$145,000	60.3%	\$143,000	\$95,500	49.7%	70	243	-71.4%	142	247	-42.4%
Acreage WF	\$0	\$0	0.0%	\$465,000	\$208,250	123.3%	\$0	\$0	0.0%	\$465,000	\$180,000	158.3%	93	0	100.0%	174	194	-10.3%
Lots	\$78,280	\$70,180	11.5%	\$81,028	\$49,945	62.2%	\$65,750	\$55,000	19.5%	\$80,250	\$44,750	79.3%	56	243	-77.1%	109	258	-57.6%
Lots WF	\$0	\$174,000	-100.0%	\$247,286	\$216,994	14.0%	\$0	\$174,000	-100.0%	\$219,000	\$230,000	-4.8%	0	145	-100.0%	182	126	44.2%
Total																		
I.C. & I.:																		
Business	\$146,000	\$0	100.0%	\$862,000	\$450,857	91.2%	\$146,000	\$0	100.0%	\$415,000	\$321,000	29.3%	140	0	100.0%	168	157	7.0%
Commercial	\$0	\$81,000	-100.0%	\$467,031	\$436,060	7.1%	\$0	\$81,000	-100.0%	\$273,750	\$270,000	1.4%	0	67	-100.0%	329	313	5.0%
Land	\$0	\$433,125	-100.0%	\$752,818	\$564,586	33.3%	\$0	\$245,000	-100.0%	\$405,000	\$302,500	33.9%	0	173	-100.0%	342	427	-19.9%
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																		
													87	189		167	207	

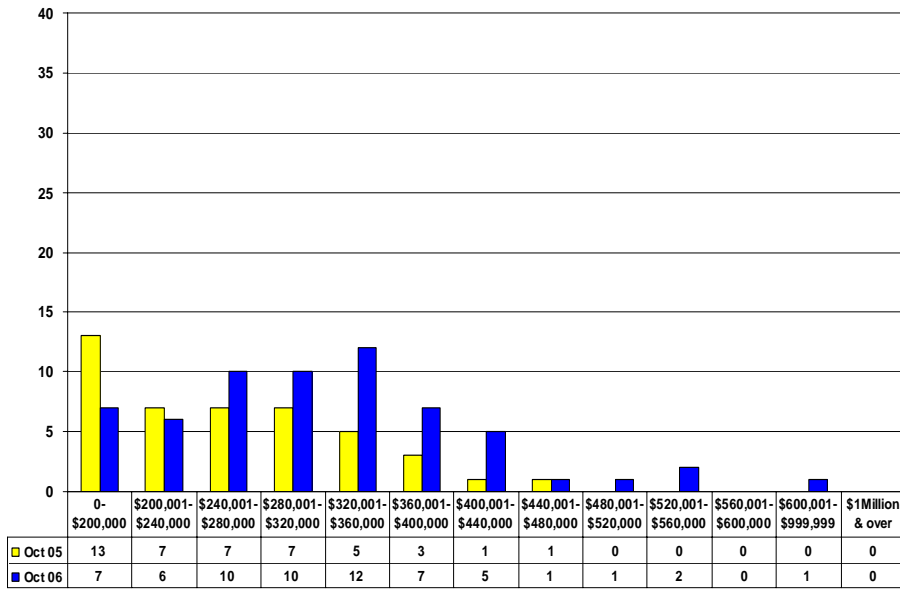
Totals include variables in any given month, due to preceding month's collapsed sales and deleted listings

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Shuswap Zone - Single Family Residential October 2006

Monthly Listings By Price Range - Single Family Dwellings Only

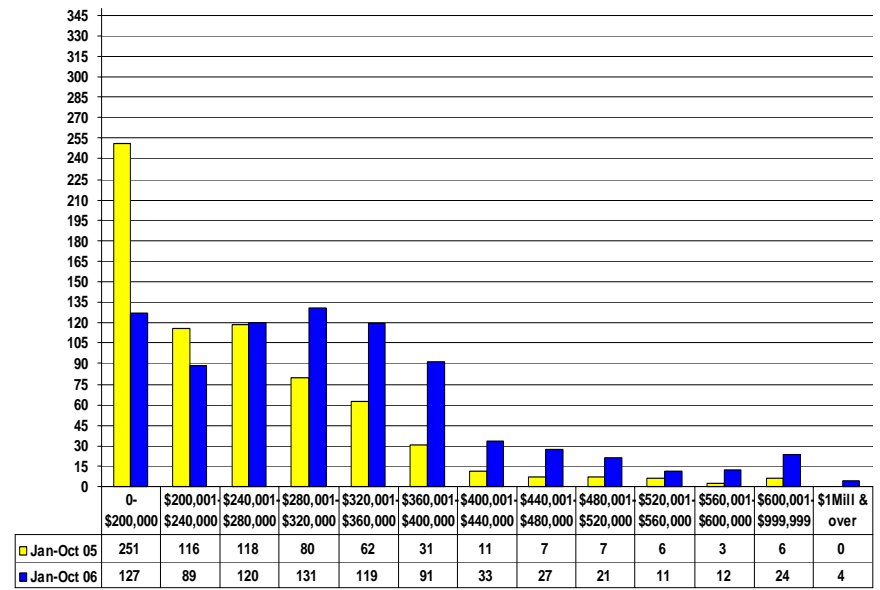
■ Oct 05 ■ Oct 06



Shuswap Zone - Single Family Residential 2005 vs 2006

Listings Taken By Price Range - Single Family Dwellings Only

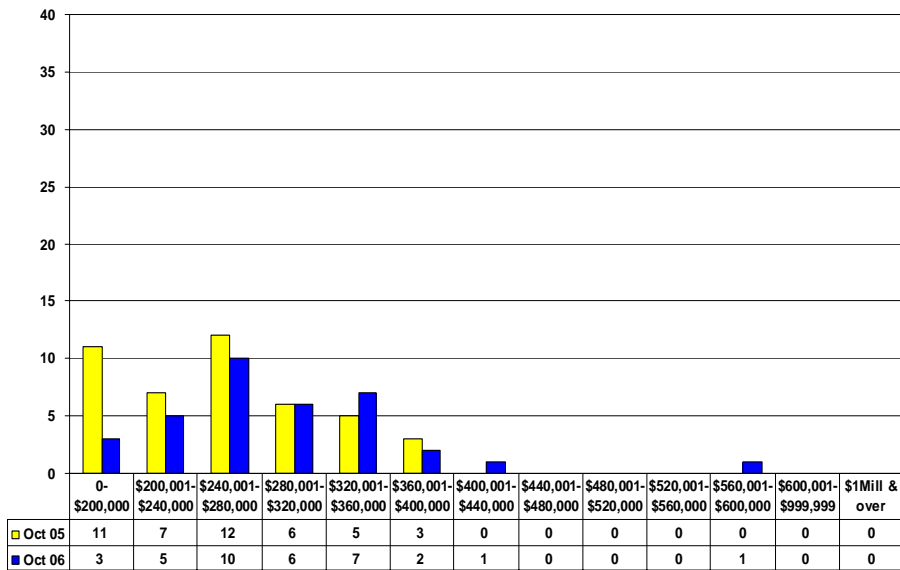
■ Jan-Oct 05 ■ Jan-Oct 06



Shuswap Zone - Single Family Residential October 2006

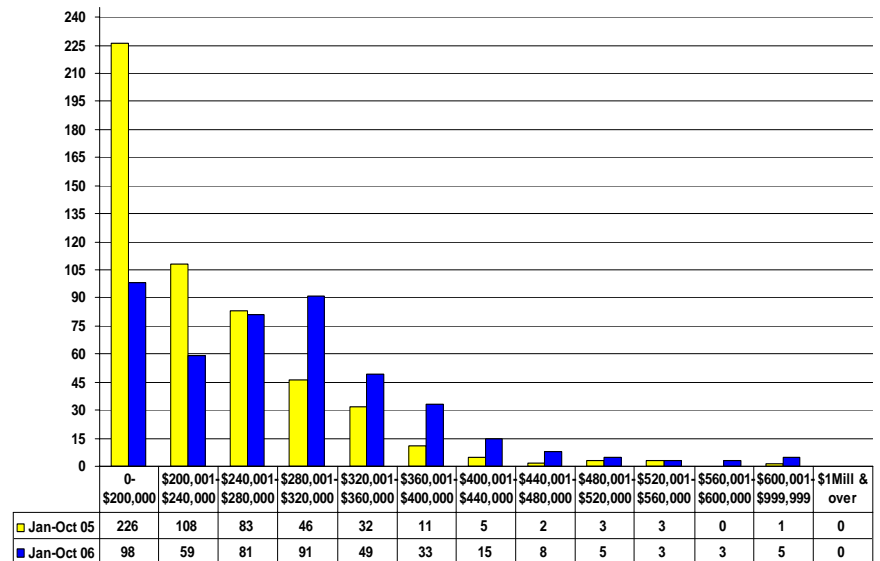
Monthly Sales by Price Range - Single Family Dwellings Only

■ Oct 05 ■ Oct 06

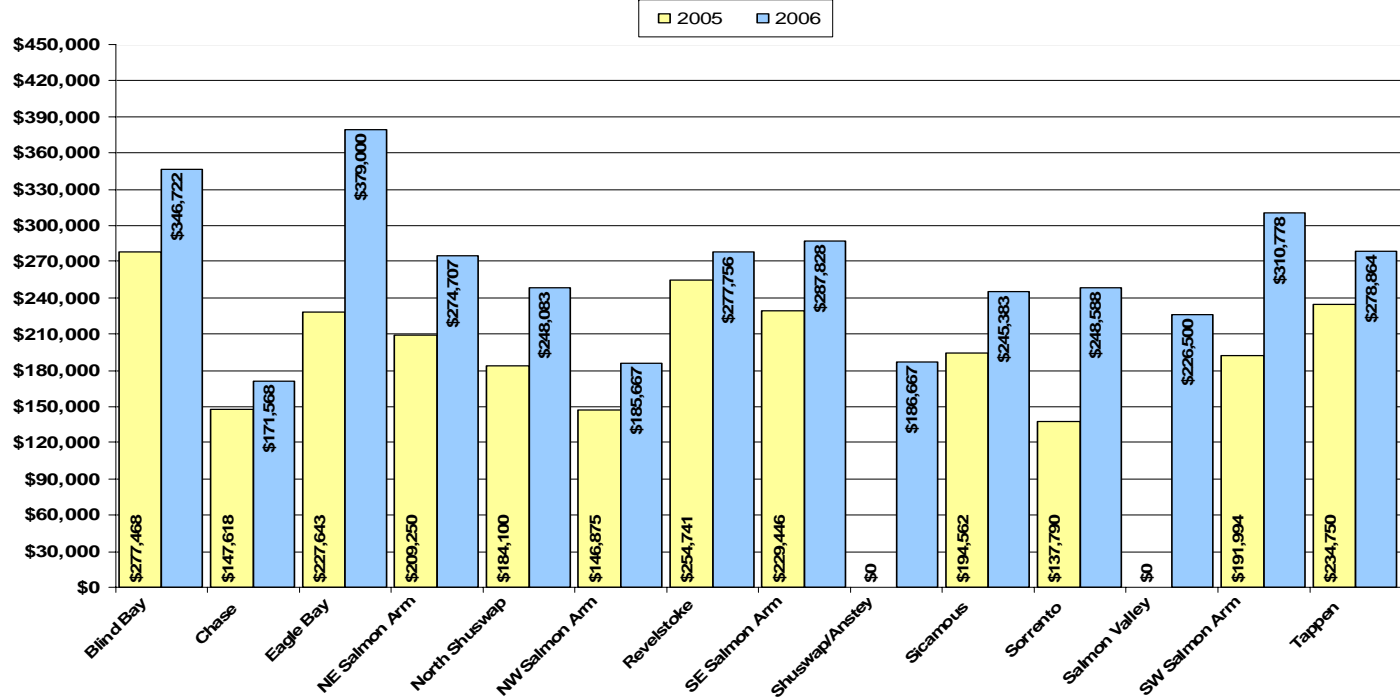


Shuswap Zone - Single Family Residential 2005 vs 2006

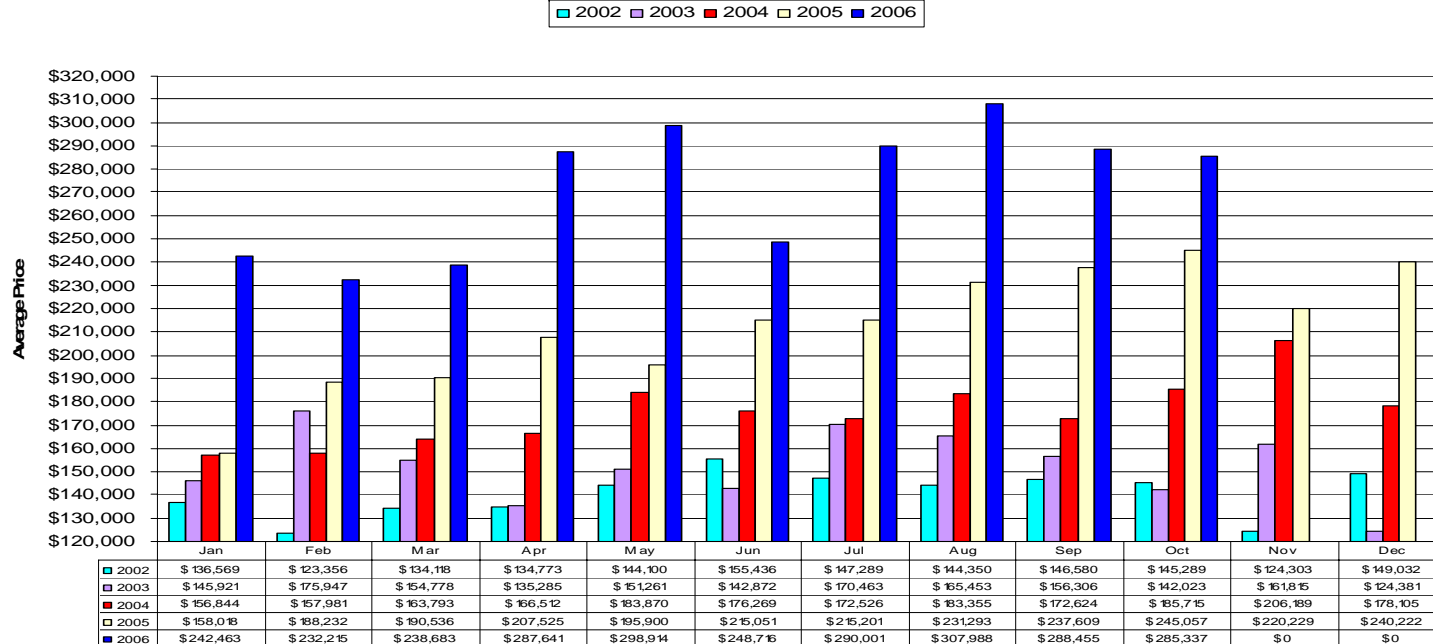
Number of Solds by Price Range - Single Family Dwellings Only



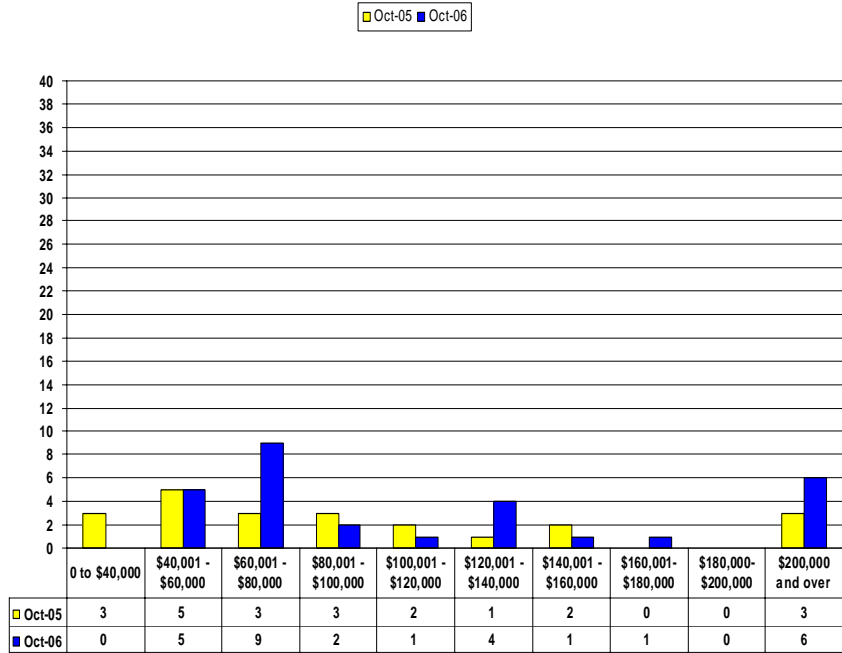
Shuswap Zone Residential Sub Area Average Prices - 2005 vs 2006 (January to October)
Residential Single Family Only



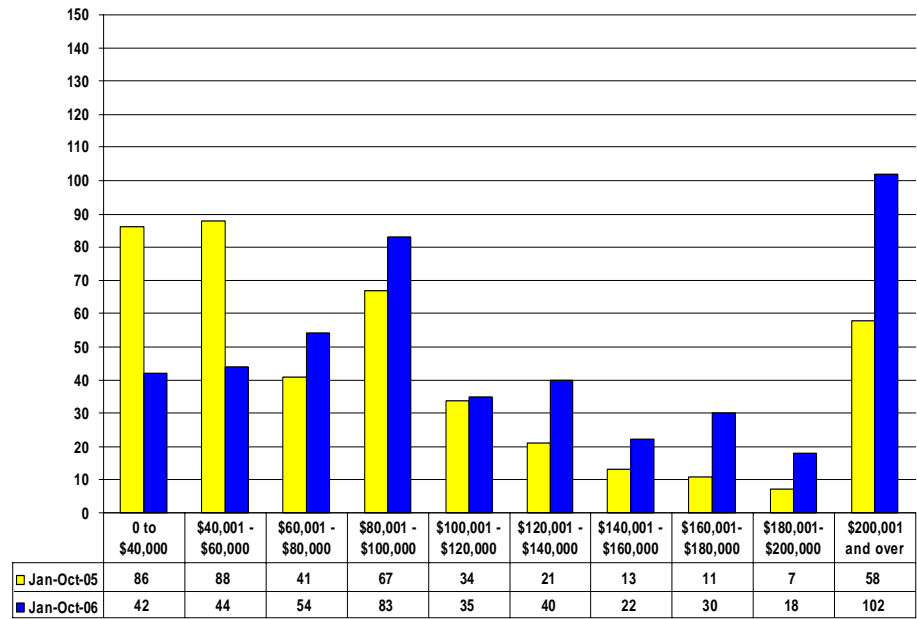
Shuswap Zone Single Family Residential Average Prices 2002 to 2006



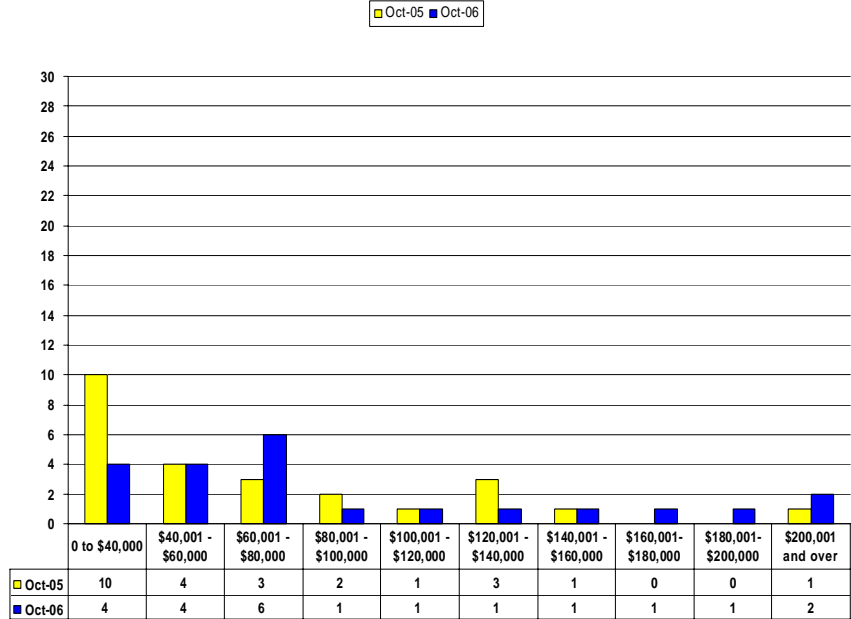
Shuswap Zone - October 2006
 Monthly Listing Comparison By Price Range -
 Lots, Lots Waterfront, Acreage and Acreage Waterfront



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



Shuswap Zone - September 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

