

SHUSWAP ZONE MONTHLY STATISTICS

FOR

November 1st - 30th, 2005

SHUSWAP ZONE

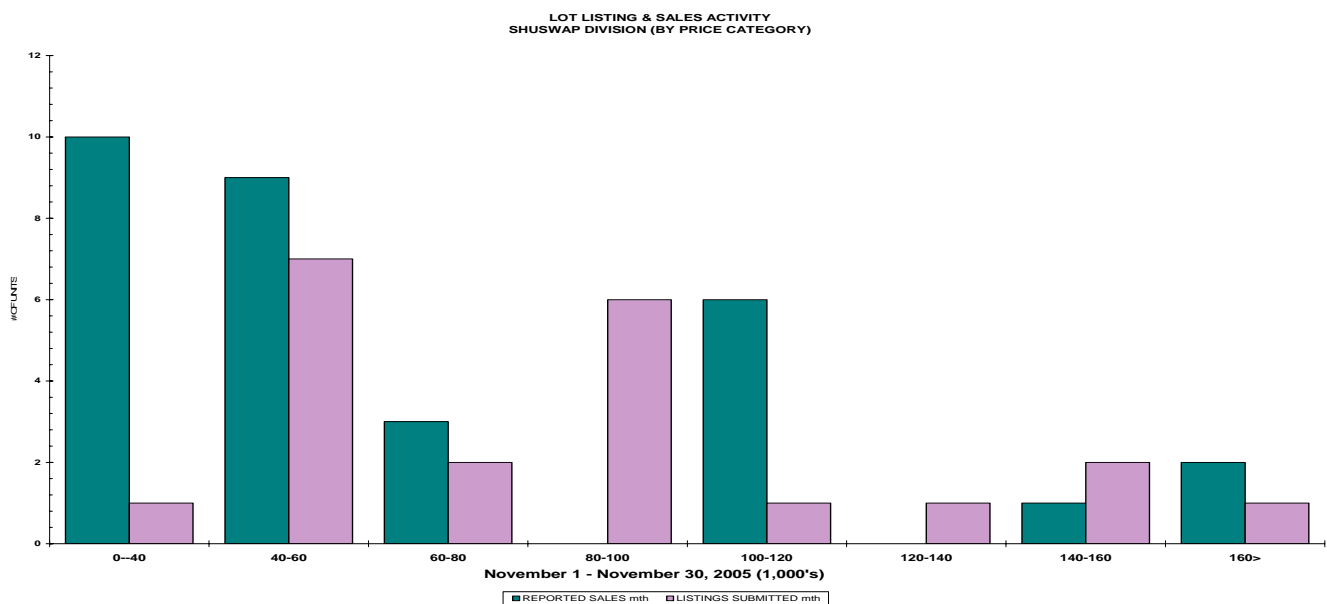
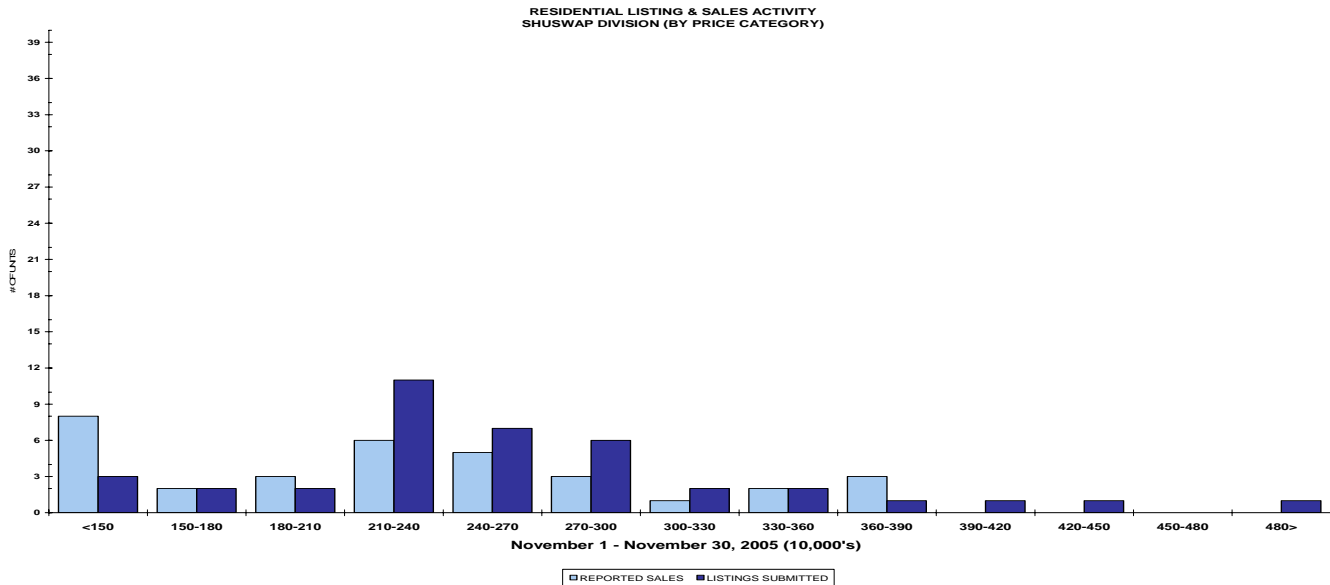
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NOVEMBER 2005

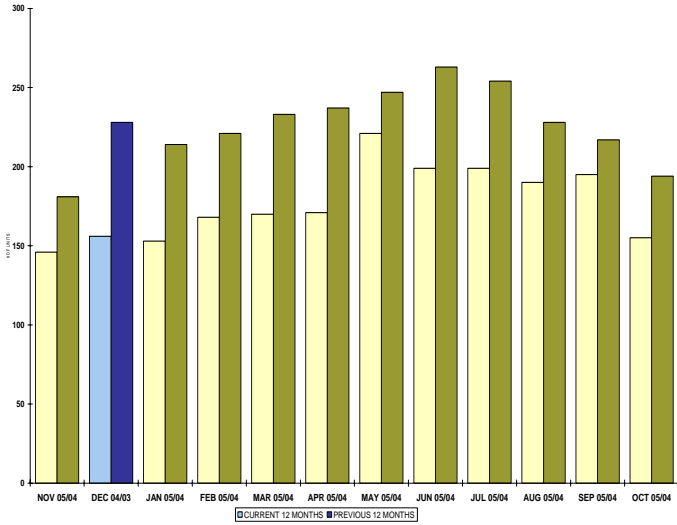
QUICK SUMMARY

	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>
November 2005	104	\$18,345,070	33	\$7,267,550	118	726
October 2005	126	\$26,847,355	43	\$10,537,455	160	869
November 2004	148	\$14,611,050	35	\$6,050,550	123	931

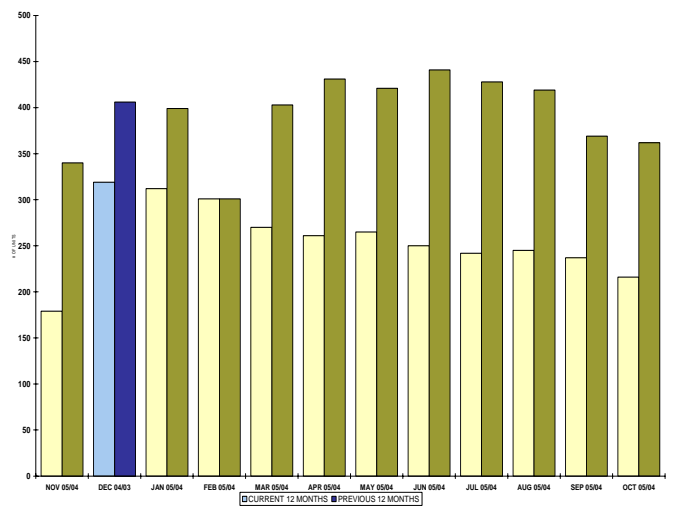
The Shuswap Zone has **97** Members. The average of listings-per-licensee is 7.48



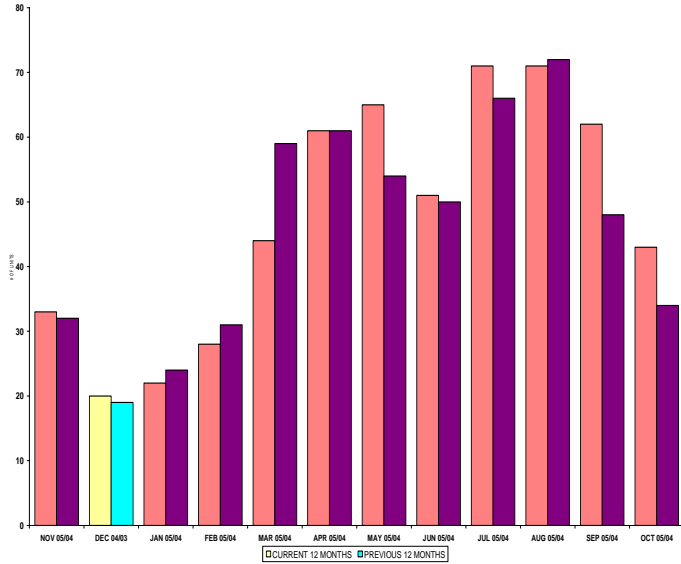
INVENTORY OF ACTIVE LISTINGS
RESIDENTIAL - SHUSWAP DIVISION



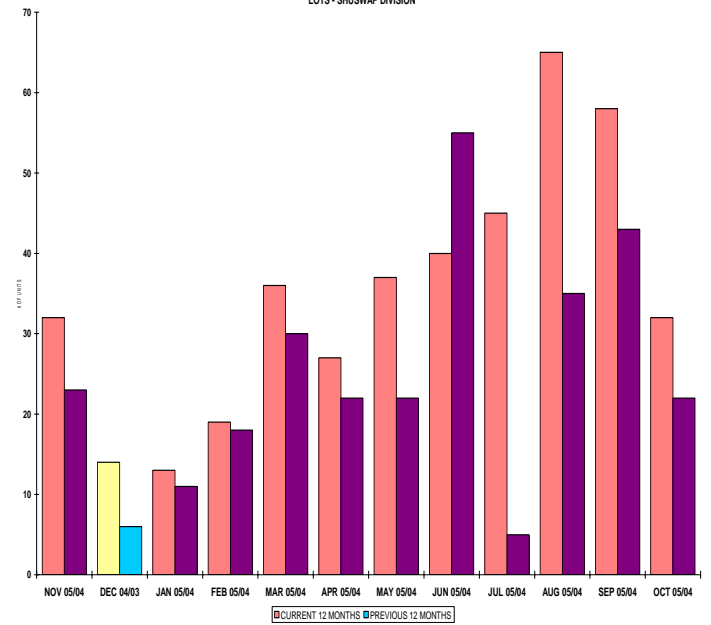
INVENTORY OF ACTIVE LISTINGS
LOTS - SHUSWAP DIVISION



NUMBER OF UNITS SOLD
RESIDENTIAL - SHUSWAP DIVISION



NUMBER OF UNITS SOLD
LOTS - SHUSWAP DIVISION



SHUSWAP ZONE

November 2005

Category	Sales	New Listings	Current Inventory	Sell/Inv. Ratio	Days To Sell
ACREAGE	9	3	42	21.43%	243
ACREAGE/HOUSE	10	7	55	18.18%	87
LOTS	23	18	137	16.79%	295
RESIDENTIAL	33	39	146	22.60%	70
AVERAGE HOUSE PRICE \$220,229			MEDIAN HOUSE PRICE \$225,000		

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	569	638	-10.8%	8516	8241	3.3%
Units Sold	447	393	13.7%	5774	5009	15.3%
Sales Dollars	\$133,814,052	\$100,658,201	32.9%	\$1,696,661,827	\$1,262,934,933	34.3%
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	2195	2605	-15.7%			

ZONE NO TOTALS

Units Listed	277	213	30.0%	3754	3691	1.7%
Units Sold	159	173	-8.1%	2588	2561	1.1%
Sales Dollars	\$36,909,250	\$32,962,170	12.0%	\$602,392,718	\$472,076,809	27.6%
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	1049	1189	-11.8%			

ZONE SH TOTALS

Units Listed	118	123	-4.1%	2035	1868	8.9%
Units Sold	104	82	26.8%	1478	1299	13.8%
Sales Dollars	\$18,345,070	\$14,611,050	25.6%	\$270,300,498	\$213,405,940	26.7%
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	726	931	-22.0%			

ZONE OB TOTALS

Units Listed	7	21	-66.7%	150	167	-10.2%
Units Sold	4	6	100.0%	59	54	9.3%
Sales Dollars	\$3,615,000	\$1,322,500	100.0%	\$26,887,400	\$20,023,879	34.3%
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	89	130	-31.5%			

GRAND TOTALS

Units Listed	971	995	-2.4%	14455	13967	3.5%
Units Sold	714	654	9.2%	9899	8923	10.9%
Sales Dollars	\$192,683,372	\$149,553,921	28.8%	\$2,596,242,443	\$1,968,441,561	31.9%
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	4059	4855	-16.4%			

MEMBERSHIP

	TOTAL NUMBER OF MEMBERS November 30/05	TOTAL NUMBER OF MEMBERS November 30/04	CHANGE BY NUMBER	CHANGE BY %
ALL ZONES	1008	900	108	12.00%
CENTRAL ZONE	631	562	69	12.28%
NORTH ZONE	280	254	26	10.24%
SHUSWAP ZONE	97	84	13	15.48%

CURRENT MEMBERSHIP

MANAGING BROKERS	83
SALES REPRESENTATIVES	848
PROPERTY MANAGEMENT	12
ASSOCIATE BROKERS	63
EXEMPTION MEMBER	2
TOTALS	1008

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Acreage						
Units Listed	3	13	-76.9%	106	108	-1.9%
Units Sold	9	11	-18.2%	77	61	26.2%
Sales Dollars	\$988,250	\$1,090,000	-9.3%	\$8,975,285	\$6,945,450	29.2%
List/Sell \$ Ratio	97.07%	93.65%		92.51%	86.25%	
Days to Sell	243	424	-42.7%	248	349	-28.9%
Active Inventory	42	73	-42.5%			
Average Price	\$109,806	\$99,091	10.8%	\$116,562	\$113,860	2.4%
Median Price	\$104,000	\$104,000	0.0%	\$98,000	\$67,500	45.2%
Acreage with House						
Units Listed	7	11	-36.4%	213	222	-4.1%
Units Sold	10	14	-28.6%	125	131	-4.6%
Sales Dollars	\$2,434,000	\$4,713,000	-48.4%	\$37,203,376	\$35,456,400	4.9%
List/Sell \$ Ratio	92.55%	90.65%		94.92%	93.88%	
Days to Sell	87	151	-42.4%	130	183	-29.0%
Active Inventory	55	83	-33.7%			
Average Price	\$243,400	\$336,643	-27.7%	\$297,627	\$270,660	10.0%
Median Price	\$237,000	\$255,000	-7.1%	\$273,000	\$230,000	18.7%
Acreage (Waterfront)						
Units Listed	0	0	0.0%	8	17	-52.9%
Units Sold	0	0	0.0%	4	8	-50.0%
Sales Dollars	\$0	\$0	0.0%	\$833,000	\$2,803,600	-70.3%
List/Sell \$ Ratio	0.00%	0.00%		92.48%	92.83%	
Days to Sell	0	0	0.0%	194	115	68.7%
Active Inventory	5	9	-44.4%			
Average Price	\$0	\$0	0.0%	\$208,250	\$350,450	-40.6%
Median Price	\$0	\$0	0.0%	\$180,500	\$365,000	-50.5%
Business						
Units Listed	7	5	40.0%	71	65	9.2%
Units Sold	1	0	100.0%	15	18	-16.7%
Sales Dollars	\$170,000	\$0	100.0%	\$6,482,000	\$9,675,000	-33.0%
List/Sell \$ Ratio	94.44%	0.00%		87.04%	86.19%	
Days to Sell	163	0	100.0%	158	303	-47.9%
Active Inventory	49	50	-2.0%			
Average Price	\$170,000	\$0	100.0%	\$432,133	\$537,500	-19.6%
Median Price	\$170,000	\$0	100.0%	\$292,000	\$439,750	-33.6%
Condo (Townhouse)						
Units Listed	10	17	-41.2%	127	84	51.2%
Units Sold	10	0	100.0%	77	55	40.0%
Sales Dollars	\$1,983,200	\$0	100.0%	\$13,803,217	\$7,891,250	74.9%
List/Sell \$ Ratio	102.60%	0.00%		99.60%	97.01%	96.7%
Days to Sell	143	0	100.0%	109	75	45.3%
Active Inventory	76	34	123.5%			
Average Price	\$198,320	\$0	100.0%	\$179,263	\$143,477	24.9%
Median Price	\$210,950	\$0	100.0%	\$172,500	\$134,000	28.7%
Condo (Apt)						
Units Listed	1	4	-75.0%	116	38	205.3%
Units Sold	4	1	300.0%	52	40	30.0%
Sales Dollars	\$1,306,900	\$150,000	771.3%	\$11,730,170	\$4,996,517	134.8%
List/Sell \$ Ratio	101.85%	85.76%		96.56%	96.23%	
Days to Sell	138	98	40.8%	89	154	-42.2%
Active Inventory	56	36	55.6%			
Average Price	\$326,725	\$150,000	117.8%	\$225,580	\$124,913	80.6%
Median Price	\$319,000	\$150,000	112.7%	\$171,000	\$97,000	76.3%

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Duplex						
Units Listed	2	2	100.0%	12	15	-20.0%
Units Sold	0	0	0.0%	4	8	-50.0%
Sales Dollars	\$0	\$0	0.0%	\$780,000	\$1,106,900	-29.5%
List/Sell \$ Ratio	0.00%	0.00%		93.02%	93.45%	
Days to Sell	0	62	-100.0%	68	122	-44.3%
Active Inventory	5	3	66.7%			
Average Price	\$0	\$0	0.0%	\$195,000	\$138,363	40.9%
Median Price	\$0	\$0	0.0%	\$185,000	\$132,750	39.4%
Farms						
Units Listed	3	1	200.0%	15	18	-16.7%
Units Sold	0	0	0.0%	4	6	-33.3%
Sales Dollars	\$0	\$0	100.0%	\$2,408,000	\$2,908,000	-17.2%
List/Sell \$ Ratio	0.00%	0.00%		80.87%	87.99%	
Days to Sell	0	0	0.0%	404	221	82.8%
Active Inventory	12	13	-7.7%			
Average Price	\$0	\$0	0.0%	\$602,000	\$484,667	24.2%
Median Price	\$0	\$0	0.0%	\$510,000	\$470,000	8.5%
IC&I						
Units Listed	5	4	25.0%	40	43	-7.0%
Units Sold	1	0	100.0%	22	13	69.2%
Sales Dollars	\$700,000	\$0	100.0%	\$9,857,250	\$2,904,692	239.4%
List/Sell \$ Ratio	93.33%	0.00%		89.64%	94.08%	
Days to Sell	180	0	\$100	308	194	58.8%
Active Inventory	34	39	-12.8%			
Average Price	\$700,000	\$0	100.0%	\$448,057	\$223,438	100.5%
Median Price	\$700,000	\$0	100.0%	\$272,500	\$175,792	55.0%
IC&I Land						
Units Listed	3	0	#DIV/0!	29	28	3.6%
Units Sold	2	1	100.0%	16	12	33.3%
Sales Dollars	\$603,000	\$275,000	119.3%	\$8,507,200	\$4,340,000	96.0%
List/Sell \$ Ratio	82.45%	100.00%		93.43%	95.52%	
Days to Sell	801	108	641.7%	474	618	-23.3%
Active Inventory	25	40	-37.5%			
Average Price	\$301,500	\$275,000	9.6%	\$531,700	\$361,667	47.0%
Median Price	\$301,500	\$275,000	9.6%	\$302,500	\$295,000	2.5%
Lots						
Units Listed	18	11	63.6%	309	302	2.3%
Units Sold	21	12	75.0%	311	199	56.3%
Sales Dollars	\$805,800	\$441,000	82.7%	\$15,289,838	\$8,314,740	83.9%
List/Sell \$ Ratio	92.86%	92.99%		93.55%	91.83%	
Days to Sell	248	242	2.5%	258	297	-13.1%
Active Inventory	123	246	-50.0%			
Average Price	\$38,371	\$36,750	4.4%	\$49,163	\$41,783	17.7%
Median Price	\$41,500	\$35,000	18.6%	\$44,500	\$39,000	14.1%
Leases						
Units Listed	2	1	-100.0%	24	20	20.0%
Units Sold	1	0	100.0%	1	5	-80.0%
Sales Dollars	\$24,420	\$0	100.0%	\$24,420	\$243,815	-90.0%
Days to Sell	311	0	100.0%	311	341	-8.8%
Active Inventory	17	20	-15.0%			
Average Price	\$24,420	\$0	0.0%	\$24,420	\$48,763	-49.9%
Median Price	\$24,420	\$0	0.0%	\$24,420	\$11	221900.0%

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Lots (Waterfront)						
Units Listed	0	1	-100.0%	24	24	0.0%
Units Sold	2	0	100.0%	19	20	-5.0%
Sales Dollars	\$609,900	\$0	100.0%	\$4,298,800	\$2,670,000	61.0%
List/Sell \$ Ratio	97.28%	0.00%		94.07%	84.60%	
Days to Sell	341	0	100.0%	149	1146	-87.0%
Active Inventory	9	12	-25.0%			
Average Price	\$304,950	\$0	100.0%	\$226,253	\$133,500	69.5%
Median Price	\$304,950	\$0	100.0%	\$230,000	\$125,000	84.0%
Multi-Family						
Units Listed	2	1	100.0%	11	17	-35.3%
Units Sold	1	1	100.0%	14	3	366.7%
Sales Dollars	\$279,000	\$263,000	6.1%	\$4,878,500	\$747,900	552.3%
List/Sell \$ Ratio	94.25%	95.63%		94.08%	98.63%	
Days to Sell	1122	175	541.1%	316	147	115.0%
Active Inventory	5	12	-58.3%			
Average Price	\$279,000	\$263,000	6.1%	\$348,464	\$249,300	39.8%
Median Price	\$279,000	\$263,000	6.1%	\$299,500	\$263,000	13.9%
Multi Family (Triplex/Fourplex)						
Units Listed	1	0	0.0%	2	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	9	10	-10.0%	155	167	-7.2%
Units Sold	7	6	16.7%	134	109	22.9%
Sales Dollars	\$535,550	\$278,500	92.3%	\$6,554,510	\$4,113,250	59.4%
List/Sell \$ Ratio	83.90%	74.94%		87.29%	85.51%	
Days to Sell	159	90	76.7%	119	130	-8.5%
Active Inventory	32	59	-45.8%			
Average Price	\$76,507	\$46,417	64.8%	\$48,914	\$37,736	29.6%
Median Price	\$31,900	\$42,250	-24.5%	\$40,250	\$30,000	34.2%
Recreational Property						
Units Listed	2	1	100.0%	34	19	78.9%
Units Sold	2	0	100.0%	17	16	6.3%
Sales Dollars	\$637,500	\$0	100.0%	\$4,280,126	\$2,590,603	65.2%
List/Sell \$ Ratio	95.06%	0.00%		91.43%	90.95%	
Days to Sell	35	0	100.0%	156	149	4.7%
Active Inventory	8	7	14.3%			
Average Price	\$0	\$0	0.0%	\$251,772	\$161,913	55.5%
Median Price	\$0	\$385,000	-100.0%	\$105,000	\$358,950	-70.7%
Residential						
Units Listed	39	41	-4.9%	737	681	8.2%
Units Sold	33	35	-5.7%	552	540	2.2%
Sales Dollars	\$7,267,550	\$6,050,550	20.1%	\$118,894,106	\$93,331,548	27.4%
List/Sell \$ Ratio	94.26%	94.66%		95.26%	94.94%	
Days to Sell	70	64	9.4%	81	125	-35.2%
Active Inventory	146	181	-19.3%			
Average Price	\$220,229	\$172,873	27.4%	\$215,388	\$172,836	24.6%
Median Price	\$225,000	\$157,500	42.9%	\$215,000	\$162,250	32.5%

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Residential (Waterfront)						
Units Listed	4	4	0.0%	66	57	15.8%
Units Sold	0	1	-100.0%	34	55	-38.2%
Sales Dollars	\$0	\$1,350,000	-100.0%	\$15,500,700	\$22,366,275	-30.7%
List/Sell \$ Ratio	0.00%	84.63%		95.54%	93.96%	
Days to Sell	0	25	-100.0%	105	185	-43.2%
Active Inventory	26	14	85.7%			
Average Price	\$0	\$1,350,000	0.0%	\$455,903	\$406,660	12.1%
Median Price	\$0	\$1,350,000	0.0%	\$475,000	\$358,000	32.7%
Timeshares						
Units Listed	0	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	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	118	123	-4.1%	2035	1868	8.9%
Units Sold	104	82	26.8%	1478	1299	13.8%
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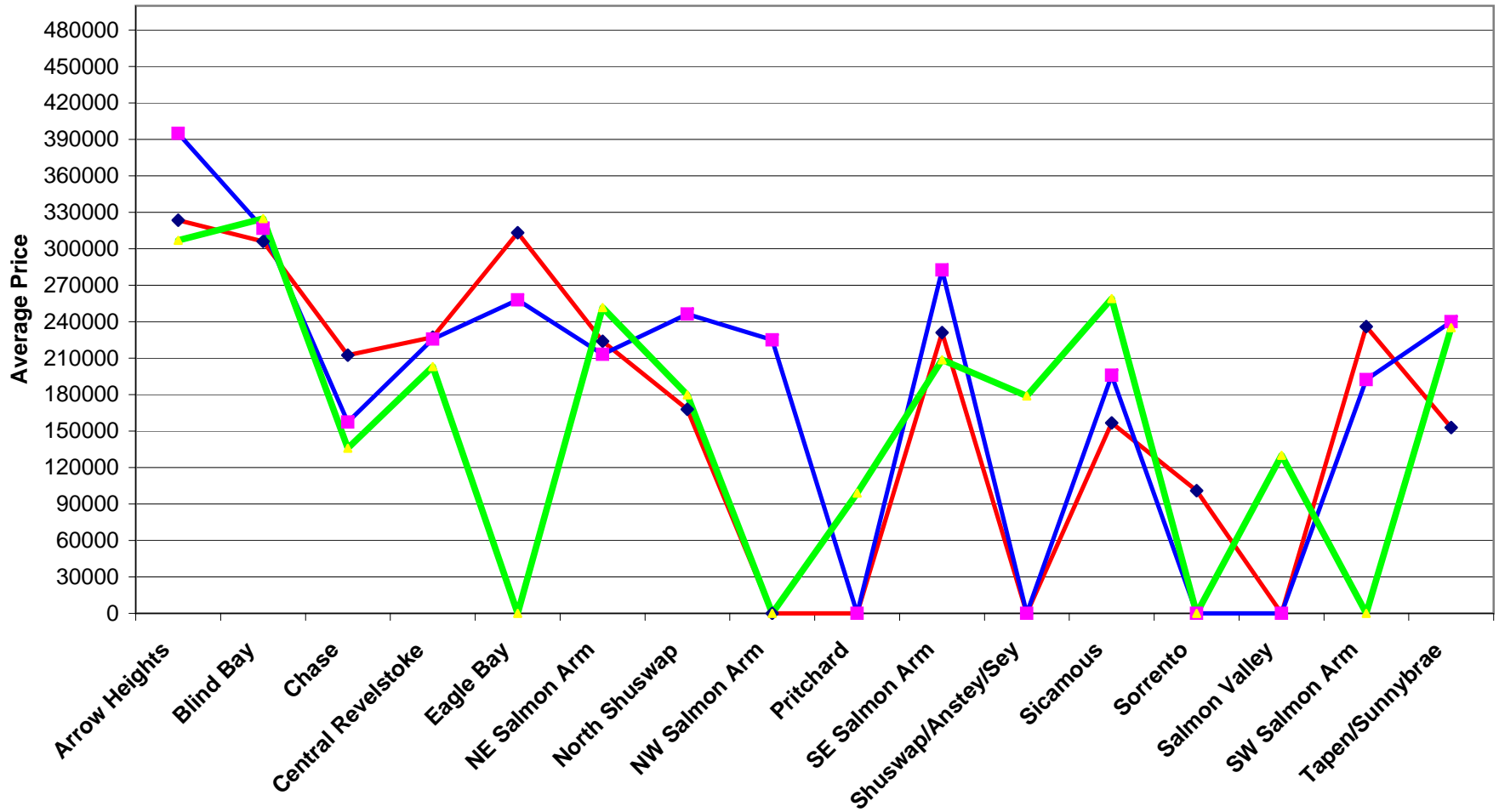
Range	Mthly Listings Total	YTD Listings Total	Mthly Sales Total	YTD Sales Total
0 to 150000	3	124	8	132
150001 to 180000	2	72	2	54
180001 to 210000	2	77	3	74
210001 to 240000	11	111	6	93
240001 to 270000	7	91	5	72
270001 to 300000	6	100	3	47
300001 to 330000	2	37	1	30
330001 to 360000	2	50	2	21
360001 to 390000	1	24	3	12
390001 to 420000	1	10	0	5
420001 to 450000	1	13	0	3
450001 to 480000	0	4	0	1
480001 and over	1	24	0	7
Totals	39	737	33	551

Shuswap Division Lot Listing/Sales Analysis

Range	Mthly Listings Total	YTD Listings Total	Mthly Sales Total	YTD Sales Total
0 to 40000	1	88	10	136
40001 to 60000	7	96	9	121
60001 to 80000	2	54	3	45
80001 to 100000	6	63	0	29
100001 to 120000	1	33	6	15
120001 to 140000	1	24	0	12
140001 to 160000	2	17	1	7
160001 and over	1	72	2	21
Totals	21	447	31	386

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

◆ Sep ■ Oct ▲ Nov



Shuswap Zone Residential Sub Area Average Price - 2005 vs 2004

Residential Single Family - as December 6, 2005

◆ 2004 ■ 2005

