

# SHUSWAP ZONE MONTHLY STATISTICS

**NOVEMBER 1 to NOVEMBER 30th, 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	747	570	31.1%	9068	8515	6.5%
Units Sold	341	450	-24.2%	5229	5771	-9.4%
Sales Dollars	\$112,856,616	\$134,971,652	-16.4%	\$1,794,492,023	\$1,691,779,828	6.1%
List/Sell Ratio	95.53%	95.24%		94.46%	95.29%	
Days to Sell	92	115	-19.6%	108	188	-42.7%
Active Listings	2803	2195	27.7%			
<b>NORTH ZONE TOTALS</b>						
Units Listed	258	277	-6.9%	4278	3755	13.9%
Units Sold	151	163	-7.4%	2457	2594	-5.3%
Sales Dollars	\$46,346,550	\$38,055,750	21.8%	\$697,011,082	\$602,657,968	15.7%
List/Sell Ratio	86.22%	85.86%		93.92%	93.80%	
Days to Sell	108	124	-13.4%	165	234	-29.5%
Active Listings	1457	1049	38.9%			
<b>SHUSWAP ZONE TOTALS</b>						
Units Listed	142	121	17.4%	2280	2106	8.3%
Units Sold	105	109	-3.7%	1331	1484	-10.3%
Sales Dollars	\$24,450,000	\$18,799,970	30.1%	\$329,227,748	\$270,902,197	21.5%
List/Sell Ratio	91.38%	94.95%		93.32%	94.45%	
Days to Sell	171	288	-40.6%	168	217	-22.7%
Active Listings	834	726	14.9%			
<b>GRAND TOTALS</b>						
Units Listed	1147	968	18.5%	15626	14376	8.7%
Units Sold	597	722	-17.3%	9017	9849	-8.4%
Sales Dollars	\$183,653,166	\$191,827,372	-4.3%	\$2,820,730,853	\$2,565,339,993	10.0%
List/Sell Ratio	91.04%	92.01%		93.90%	94.51%	
Days to Sell	124	176	-29.6%	112	159	-29.8%
Active Listings	5094	3970	28.3%			

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# SHUSWAP OKANAGAN ZONE

## QUICK SUMMARY

### November 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>	
November-06	105	\$24,450,000	44	\$11,864,800	142	834	7.4
October-06	88	\$19,714,300	35	\$9,986,800	161	881	
November-05	109	\$18,799,970	34	\$7,315,050	121	825	

**Monthly Ratio of Sales versus Inventory All Property Types 12.59%**

<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	5	10	67	7.46%	169
ACREAGE/HOUSE	8	15	86	9.30%	116
LOTS	13	10	130	10.00%	198
RESIDENTIAL	44	52	236	18.64%	86

**Average House Price \$269,655      Median House Price \$278,125**  
 The Average and Median Price are the Monthly Figures

### MEMBERSHIP INFORMATION

	<u>TOTAL NUMBER OF MEMBERS</u> <b>November 30/06</b>	<u>TOTAL NUMBER OF MEMBERS</u> <b>November 30/05</b>	<u>CHANGE BY NUMBER</u>	<u>CHANGE BY %</u>
ALL ZONES	1096	1008	88	8.73%
CENTRAL ZONE	682	631	51	8.08%
NORTH ZONE	302	280	22	7.86%
SHUSWAP ZONE	112	97	15	15.46%

**CURRENT**

MANAGING BROKERS	86
SALES REPS	933
PROPERTY MGMNT	16
ASSOCIATE BROKERS	58
EXEMPTION MEMBER	3

**TOTALS 1096**

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SHUSWAP ZONE - COMPARATIVE ACTIVITY - LISTING INFORMATION - NOVEMBER 2006

	LISTINGS						INVENTORY		
	NOV 2006	NOV 2005	Incr % Decr %	JAN-NOV 2006	JAN-OCT 2005	Incr % Decr %	NOV 2006	NOV 2005	Incr % Decr %
<b>RESIDENTIAL:</b>									
Acreage/House	15	7	114.3%	238	214	11.2%	86	55	56.4%
Duplex	1	2	-50.0%	17	12	41.7%	5	5	0.0%
Mobile Homes	11	10	10.0%	163	156	4.5%	37	32	15.6%
Recreational	1	2	-50.0%	42	34	23.5%	11	8	37.5%
Residential	52	40	30.0%	860	739	16.4%	236	146	61.6%
Residential WF	22	4	450.0%	90	66	36.4%	46	26	76.9%
3 & 4 Plex	0	1	0.0%	1	2	100.0%	0	1	100.0%
Timeshares	0	0	0.0%	2	1	100.0%	2	0	100.0%
Apartments	2	1	100.0%	59	117	-49.6%	22	56	-60.7%
Townhouses	5	11	-54.5%	112	128	-12.5%	55	76	-27.6%
<b>Total</b>	<b>109</b>	<b>78</b>		<b>1,584</b>	<b>1,469</b>		<b>500</b>	<b>405</b>	
<b>FARMS:</b>	5	3	100.0%	37	15	146.7%	22	12	83.3%
<b>MULTI FAMILY:</b>	0	2	0.0%	10	11	-9.1%	5	5	0.0%
<b>LOTS:</b>									
Acreage	10	3	233.3%	119	106	12.3%	67	42	59.5%
Acreage WF	1	0	100.0%	17	8	112.5%	15	5	200.0%
Lots	9	18	-50.0%	330	309	6.8%	105	123	-14.6%
Lots WF	0	0	#DIV/0!	20	24	-16.7%	10	9	11.1%
<b>Total</b>	<b>20</b>	<b>21</b>		<b>486</b>	<b>447</b>		<b>197</b>	<b>179</b>	
<b>I.C.&amp; I.:</b>									
Business	4	7	-42.9%	83	71	16.9%	52	49	6.1%
Commercial	2	5	-60.0%	39	40	-2.5%	22	34	-35.3%
Land	1	3	-66.7%	23	29	-20.7%	24	25	-4.0%
Leases	1	2	-100.0%	18	24	-25.0%	12	17	-29.4%
<b>Total</b>	<b>8</b>	<b>17</b>		<b>163</b>	<b>164</b>		<b>110</b>	<b>125</b>	
<b>GRAND TOTALS</b>	<b>142</b>	<b>121</b>	<b>17.4%</b>	<b>2,280</b>	<b>2,106</b>	<b>8.3%</b>	<b>834</b>	<b>726</b>	<b>14.9%</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 - NOVEMBER 2006

	UNIT SALES						SALES \$ VOLUME			List Sell Ratio	SALES \$ VOLUME			List Sell Ratio				
	NOV	NOV	Incr %	YTD	YTD	Incr %	NOV	NOV	Incr %		NOV	NOV	JAN-NOV		JAN-NOV	Incr %	J-NV	J-NV
	2006	2005	Decr %	2006	2005	Decr %	2006	2005	Decr %		2006	2005	2006		2005	Decr %	2006	2005
<b>RESIDENTIAL:</b>																		
Acreage/House	8	10	-20.0%	105	125	-16.0%	\$3,035,000	\$2,434,000	24.7%	94.72%	94.49%	\$42,479,340	\$37,203,375	14.2%	95.49%	95.77%		
Duplex	2	0	100.0%	9	4	125.0%	\$357,500	\$0	100.0%	92.13%	0.00%	\$1,282,500	\$780,000	64.4%	93.28%	97.67%		
Mobile Homes	15	9	66.7%	125	137	-8.8%	\$729,800	\$594,050	22.9%	91.01%	90.01%	\$7,111,350	\$6,759,810	5.2%	91.60%	89.97%		
Recreational	1	2	-50.0%	29	17	70.6%	\$140,000	\$637,500	-78.0%	87.50%	95.07%	\$8,221,900	\$4,280,126	92.1%	92.24%	93.48%		
Residential	44	34	29.4%	494	553	-10.7%	\$11,864,800	\$7,315,050	62.2%	95.04%	95.98%	\$135,877,697	\$118,941,606	14.2%	96.51%	96.30%		
Residential WF	3	0	100.0%	41	34	20.6%	\$2,190,000	\$0	100.0%	94.42%	0.00%	\$27,170,800	\$15,500,700	75.3%	94.47%	95.64%		
3 & 4 Plex	0	0	0.0%	1	0	100.0%	\$0	\$0	0.0%	0.00%	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	5	-60.0%	44	53	-17.0%	\$709,900	\$1,444,900	-50.9%	98.95%	99.73%	\$11,194,004	\$11,868,170	-5.7%	98.49%	97.31%		
Townhouses	3	11	-72.7%	71	78	-9.0%	\$850,000	\$2,194,100	-61.3%	97.24%	98.24%	\$18,783,857	\$14,014,117	34.0%	98.48%	97.97%		
<b>Total</b>	<b>78</b>	<b>71</b>		<b>919</b>	<b>1,001</b>		<b>\$19,877,000</b>	<b>\$14,619,600</b>				<b>\$252,279,448</b>	<b>\$209,347,904</b>					
<b>FARMS:</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>	<b>6</b>	<b>4</b>	<b>50.0%</b>	<b>\$0</b>	<b>\$0</b>	<b>0.0%</b>	<b>0.00%</b>	<b>0.00%</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>1</b>	<b>1</b>	<b>0.0%</b>	<b>7</b>	<b>14</b>	<b>-50.0%</b>	<b>\$520,000</b>	<b>\$279,000</b>	<b>86.4%</b>	<b>88.89%</b>	<b>91.78%</b>	<b>\$3,631,000</b>	<b>\$4,878,500</b>	<b>-25.6%</b>	<b>94.45%</b>	<b>93.42%</b>		
<b>LOTS:</b>																		
Acreage	5	9	-44.4%	67	77	-13.0%	\$884,000	\$988,250	-10.5%	94.01%	96.86%	\$11,346,700	\$8,975,285	26.4%	94.57%	93.12%		
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	13	21	-38.1%	270	311	-13.2%	\$862,300	\$805,800	7.0%	89.34%	91.05%	\$21,688,400	\$15,289,838	41.8%	94.54%	93.83%		
Lots WF	1	2	-50.0%	9	19	-52.6%	\$405,000	\$609,900	-33.6%	86.35%	97.28%	\$2,215,000	\$4,298,800	-48.5%	90.77%	94.84%		
<b>Total</b>	<b>19</b>	<b>32</b>		<b>348</b>	<b>411</b>		<b>\$2,151,300</b>	<b>\$2,403,950</b>				<b>\$36,180,100</b>	<b>\$29,396,923</b>					
<b>I.C. &amp; I.:</b>																		
Business	2	1	100.0%	18	15	20.0%	\$84,000	\$170,000	-50.6%	93.84%	94.44%	\$13,876,000	\$6,482,000	114.1%	90.79%	91.36%		
Commercial	4	1	300.0%	20	22	-9.1%	\$1,815,000	\$700,000	159.3%	75.89%	93.33%	\$9,287,500	\$9,857,250	-5.8%	88.07%	92.82%		
Land	0	2	-100.0%	11	16	-31.3%	\$0	\$603,000	-100.0%	0.00%	96.06%	\$8,281,000	\$8,507,200	-2.7%	92.32%	96.12%		
Leases	1	1	0.0%	2	1	100.0%	\$2,700	\$24,420	-88.9%	0.00%	0.00%	\$57,700	\$24,420	0.0%	0.00%	0.00%		
<b>Total</b>	<b>7</b>	<b>5</b>		<b>51</b>	<b>54</b>		<b>\$1,901,700</b>	<b>\$1,497,420</b>				<b>\$31,502,200</b>	<b>\$24,870,870</b>					
<b>GRAND TOTALS</b>	<b>105</b>	<b>109</b>	<b>-3.7%</b>	<b>1,331</b>	<b>1,484</b>	<b>-10.3%</b>	<b>\$24,450,000</b>	<b>\$18,799,970</b>	<b>30.1%</b>	<b>91.38%</b>	<b>94.95%</b>	<b>\$329,227,748</b>	<b>\$270,902,197</b>	<b>21.53%</b>	<b>93.32%</b>	<b>94.45%</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 - NOVEMBER 2006

	AVG SALE PRICE						MEDIAN PRICE						NUMBER DAYS TO SELL					
	NOV 2006	NOV 2005	Incr % Decr %	JAN-NOV 2006	JAN-NOV 2005	Incr % Decr %	NOV 2006	NOV 2005	Incr % Decr %	JAN-NOV 2006	JAN-NOV 2005	Incr % Decr %	NOV 2006	NOV 2005	Incr % Decr %	JAN-NOV 2006	JAN-NOV 2005	Incr % Decr %
<b>RESIDENTIAL:</b>																		
Acreage/House	\$379,375	\$243,400	55.9%	\$404,565	\$297,627	35.9%	\$380,000	\$237,000	60.3%	\$370,000	\$273,000	35.5%	116	87	33.8%	108	130	-16.6%
Duplex	\$178,750	\$0	100.0%	\$142,500	\$195,000	-26.9%	\$178,750	\$0	100.0%	\$114,500	\$185,000	-38.1%	171	0	100.0%	115	68	68.6%
Mobile Homes	\$48,653	\$66,006	-26.3%	\$56,891	\$49,342	15.3%	\$42,900	\$31,900	34.5%	\$47,900	\$42,900	11.7%	49	158	-68.9%	66	395	-83.4%
Recreational	\$140,000	\$0	100.0%	\$283,514	\$251,772	12.6%	\$140,000	\$318,750	-56.1%	\$199,000	\$105,000	89.5%	135	34	297.1%	101	136	-26.0%
Residential	\$269,655	\$215,149	25.3%	\$275,056	\$215,084	27.9%	\$278,125	\$223,000	24.7%	\$275,000	\$215,000	27.9%	86	73	17.8%	70	81	-13.1%
Residential WF	\$730,000	\$0	100.0%	\$662,702	\$455,903	45.4%	\$725,000	\$380,000	90.8%	\$599,900	\$472,500	27.0%	129	0	100.0%	131	102	28.8%
3 & 4 Plex	\$0	\$0	0.0%	\$0	\$0	0.0%	\$0	\$0	0.0%	\$158,000	\$472,500	-66.6%	0	0	0.0%	115	0	100.0%
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	\$354,950	\$288,980	22.8%	\$254,409	\$223,928	13.6%	\$354,950	\$289,000	22.8%	\$240,900	\$170,000	41.7%	211	117	80.3%	99	88	12.3%
Townhouses	\$283,333	\$199,464	42.0%	\$264,561	\$179,668	47.2%	\$296,000	\$210,900	40.4%	\$238,000	\$173,750	37.0%	67	164	-59.3%	170	112	51.7%
<b>Total</b>																		
<b>FARMS:</b>	\$0	\$0	0.0%	\$939,167	\$602,000	56.0%	\$0	\$0	0.0%	\$920,000	\$510,000	80.4%	0	0	0.0%	146	403	-63.7%
<b>MULTI FAMILY:</b>	\$520,000	\$279,000	86.4%	\$518,714	\$348,464	48.9%	\$520,000	\$279,000	86.4%	\$520,000	\$299,500	73.6%	343	1122	-69.4%	303	315	-3.7%
<b>LOTS:</b>																		
Acreage	\$176,800	\$109,806	61.0%	\$169,354	\$116,562	45.3%	\$172,000	\$104,000	65.4%	\$144,000	\$98,000	46.9%	169	243	-30.5%	144	247	-41.6%
Acreage WF	\$0	\$0	0.0%	\$465,000	\$208,250	123.3%	\$0	\$0	0.0%	\$465,000	\$397,000	17.1%	0	0	0.0%	174	174	0.0%
Lots	\$66,331	\$38,371	72.9%	\$80,327	\$49,163	63.4%	\$60,000	\$41,500	44.6%	\$80,000	\$44,500	79.8%	52	247	-78.8%	107	258	-58.5%
Lots WF	\$405,000	\$304,950	32.8%	\$246,111	\$226,253	8.8%	\$405,000	\$304,950	32.8%	\$219,000	\$230,000	-4.8%	343	341	0.6%	182	149	22.1%
<b>Total</b>																		
<b>I.C. &amp; I.:</b>																		
Business	\$42,000	\$0	100.0%	\$770,889	\$432,133	78.4%	\$42,000	\$170,000	-75.3%	\$152,500	\$292,000	-47.8%	111	162	-31.5%	162	158	2.3%
Commercial	\$453,750	\$700,000	-35.2%	\$464,375	\$448,057	3.6%	\$372,500	\$700,000	-46.8%	\$290,750	\$272,500	6.7%	225	179	25.7%	308	307	0.3%
Land	\$0	\$301,500	-100.0%	\$752,818	\$531,700	41.6%	\$0	\$301,500	-100.0%	\$405,000	\$302,500	33.9%	0	801	-100.0%	342	473	-27.7%
Leases	\$2,700	\$0	100.0%	\$28,850	\$0	100.0%	\$2,700	\$24,420	-88.9%	\$57,700	\$24,420	136.3%	365	310	17.7%	344	310	10.8%
<b>Total</b>																		
													171	288		168	217	

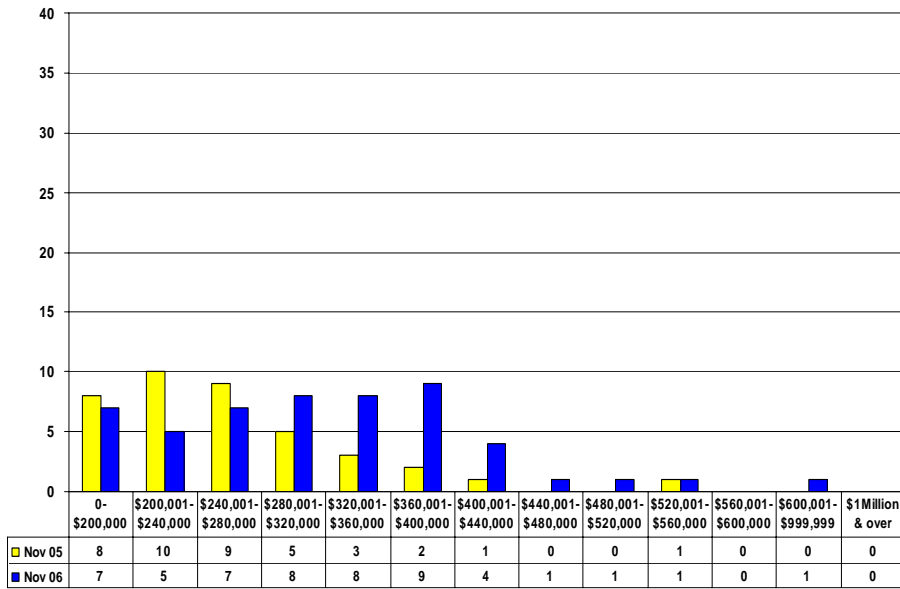
Totals include variables in any given month, due to preceding month's collapsed sales and deleted listings

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### Shuswap Zone - Single Family Residential November 2006

Monthly Listings By Price Range - Single Family Dwellings Only

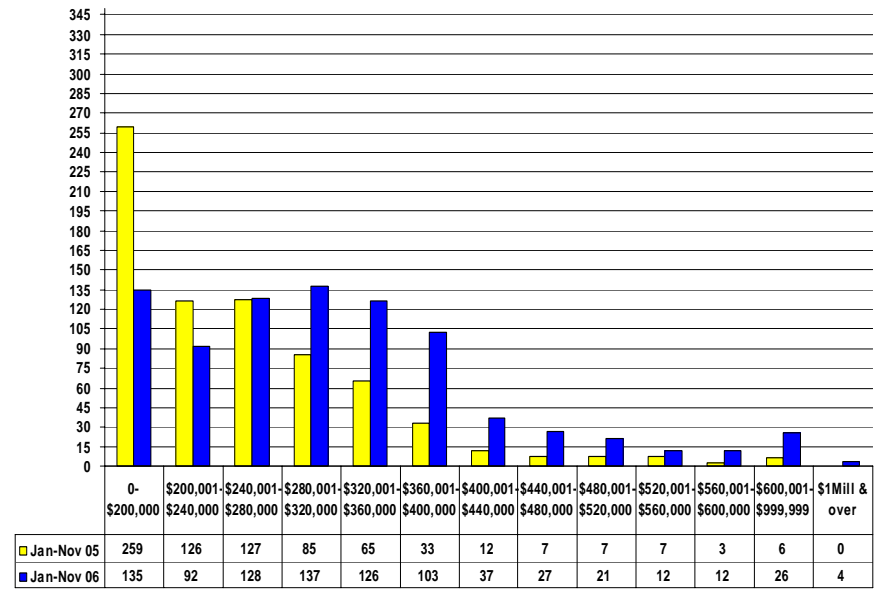
■ Nov 05 ■ Nov 06



### Shuswap Zone - Single Family Residential 2005 vs 2006

Listings Taken By Price Range - Single Family Dwellings Only

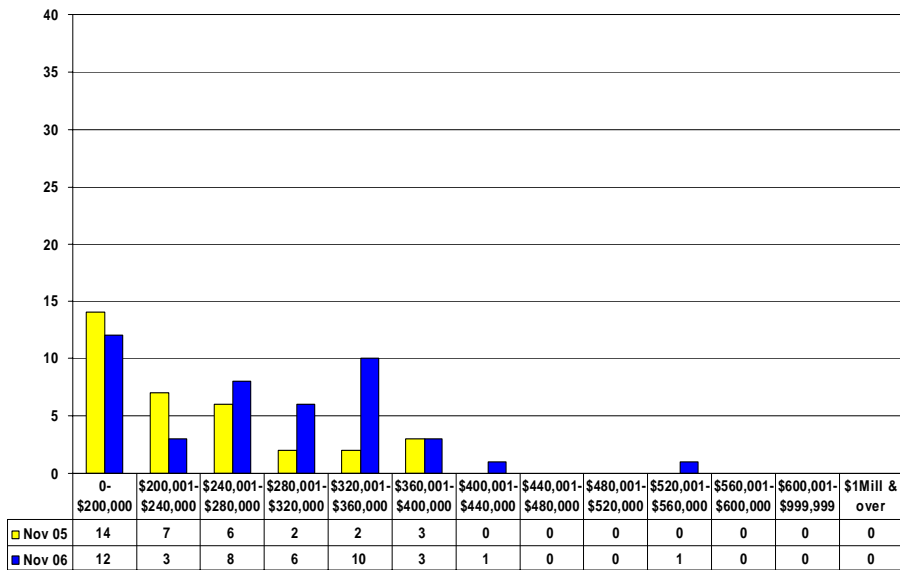
■ Jan-Nov 05 ■ Jan-Nov 06



### Shuswap Zone - Single Family Residential November 2006

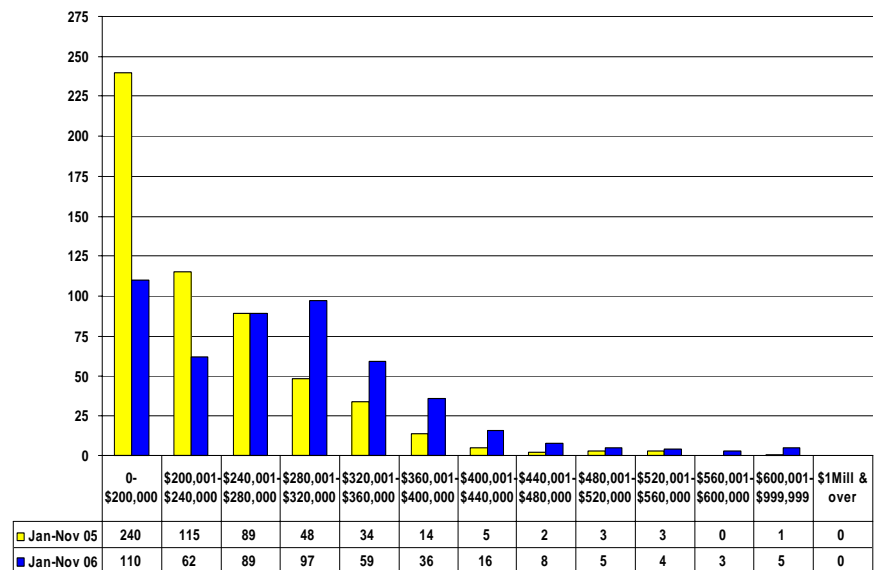
Monthly Sales by Price Range - Single Family Dwellings Only

■ Nov 05 ■ Nov 06

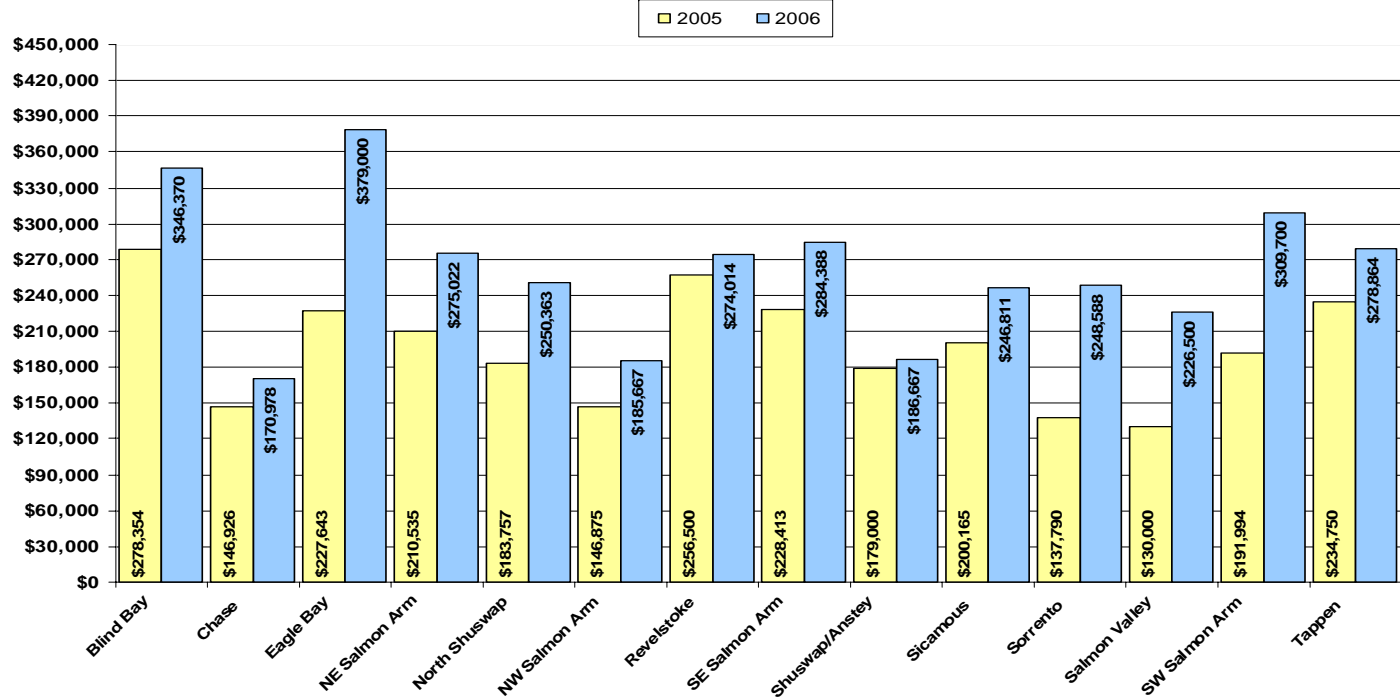


### Shuswap Zone - Single Family Residential 2005 vs 2006

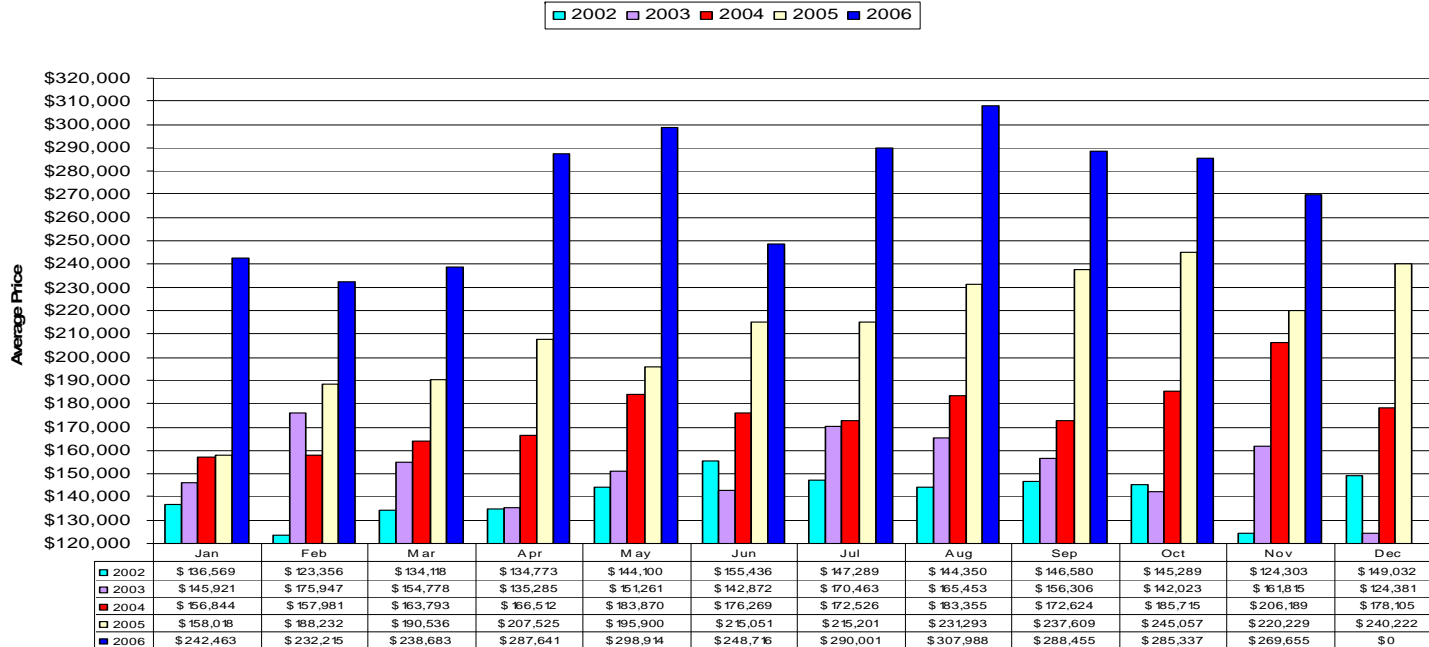
Number of Solds by Price Range - Single Family Dwellings Only



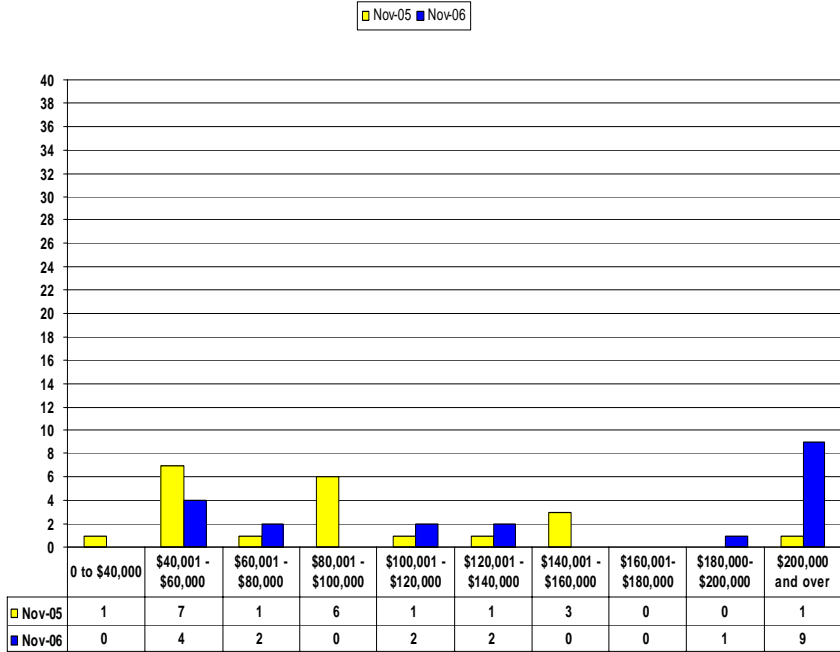
**Shuswap Zone Residential Sub Area Average Prices - 2005 vs 2006 (January to November)**  
**Residential Single Family Only**



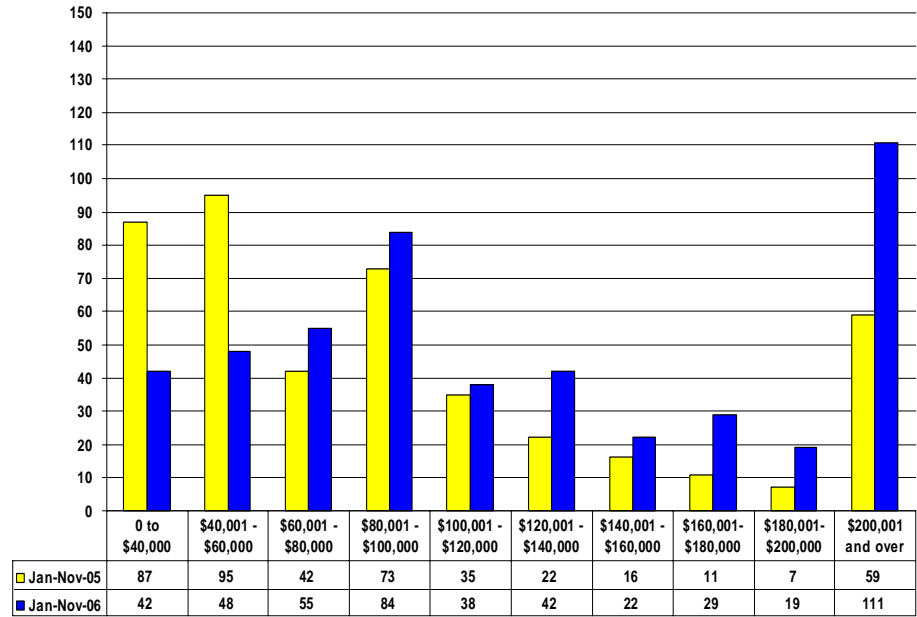
**Shuswap Zone Single Family Residential Average Prices 2002 to 2006**



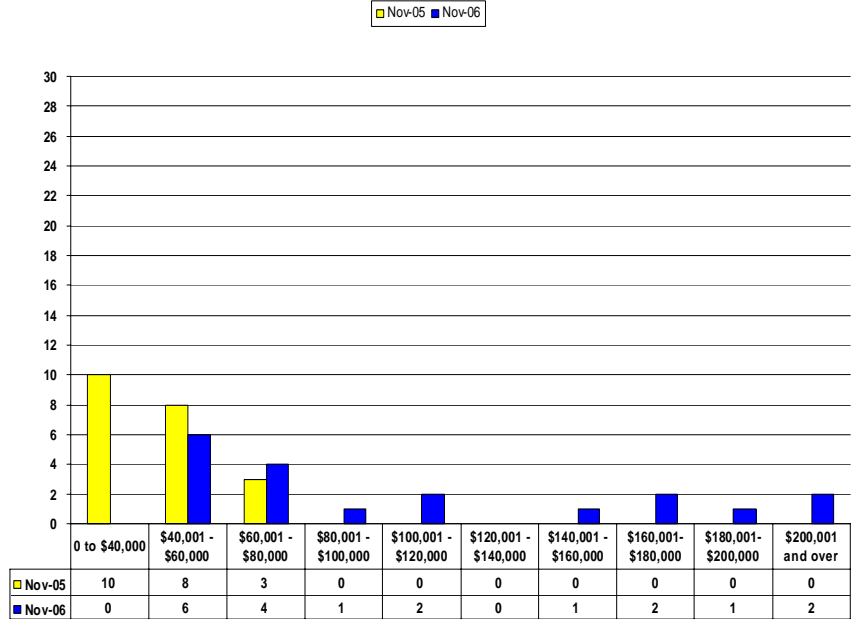
**Shuswap Zone - November 2006**  
 Monthly Listing Comparison By Price Range -  
 Lots, Lots Waterfront, Acreage and Acreage Waterfront



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



**Shuswap Zone - November 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

