

SHUSWAP ZONE MONTHLY STATISTICS

FOR

December 1st - 31st, 2005

SHUSWAP ZONE

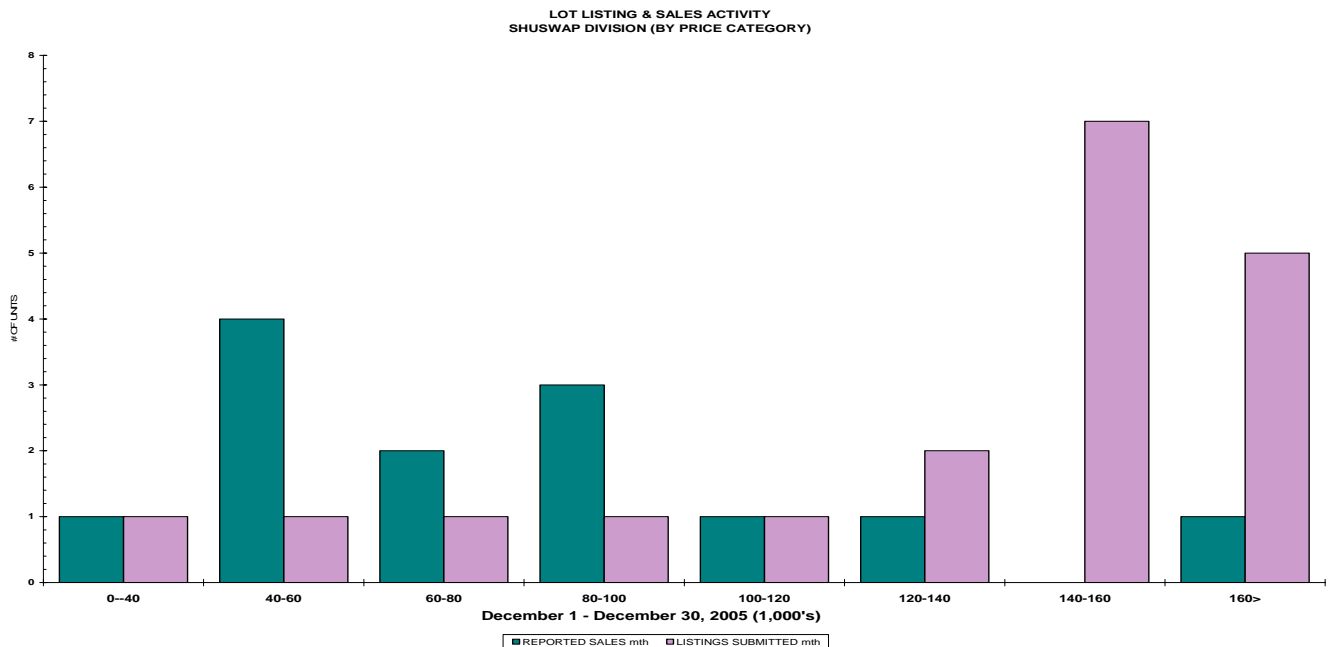
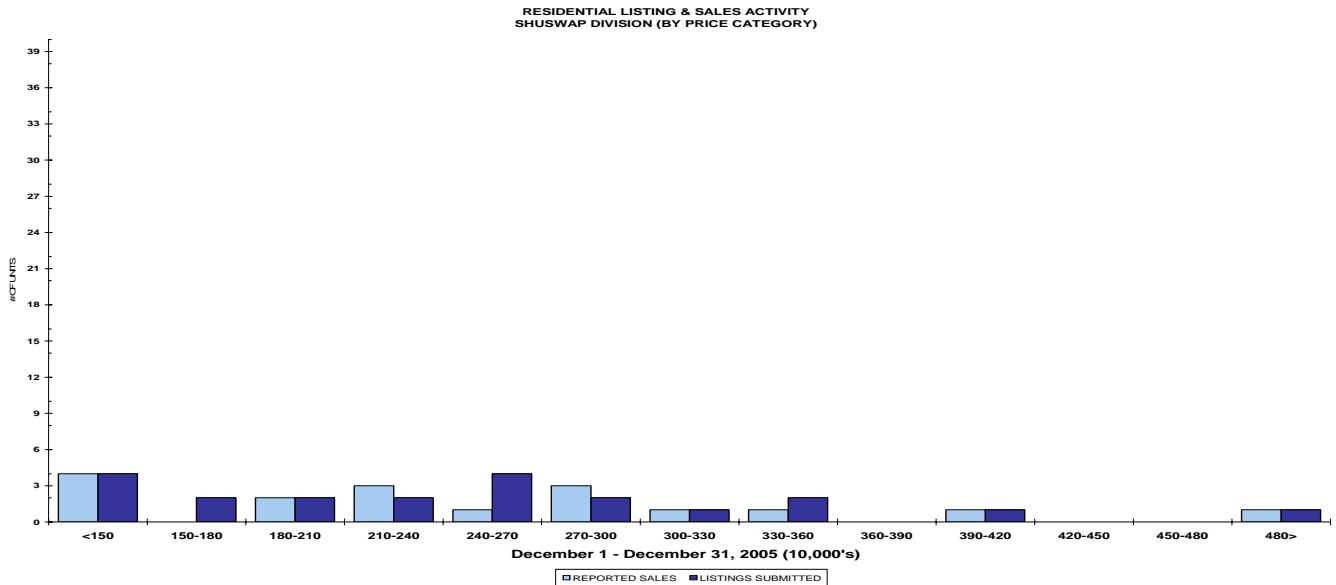
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DECEMBER 2005

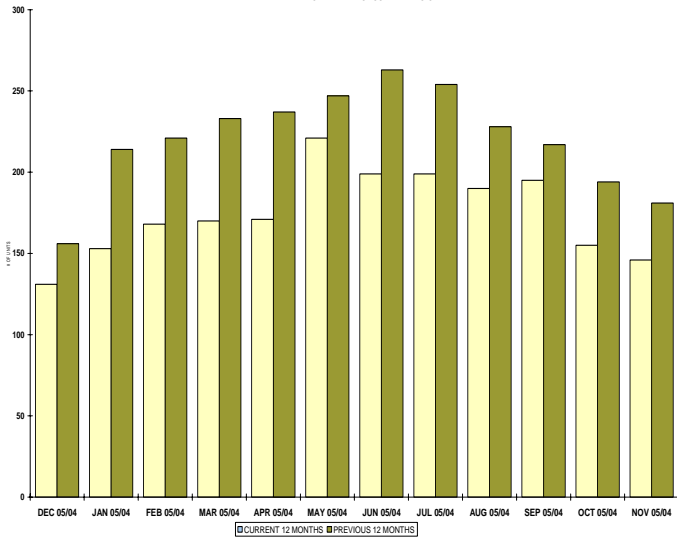
QUICK SUMMARY

	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>
December 2005	46	\$7,472,988	18	\$4,323,988	83	670
November 2005	104	\$18,345,070	33	\$7,267,550	118	726
December 2004	148	\$14,611,050	35	\$6,050,550	123	931

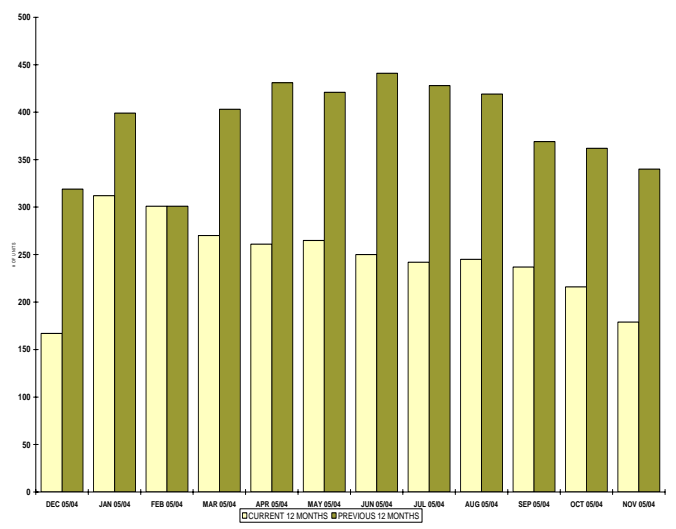
The Shuswap Zone has **97** Members. The average of listings-per-licensee is 6.9



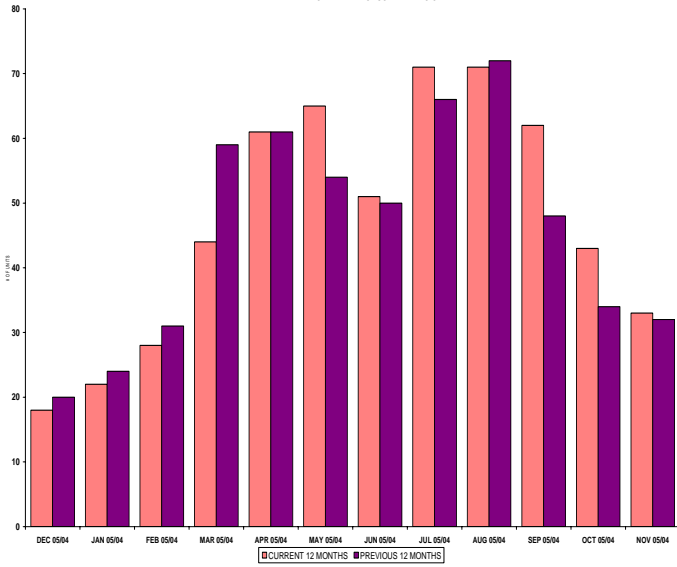
INVENTORY OF ACTIVE LISTINGS
RESIDENTIAL - SHUSWAP DIVISION



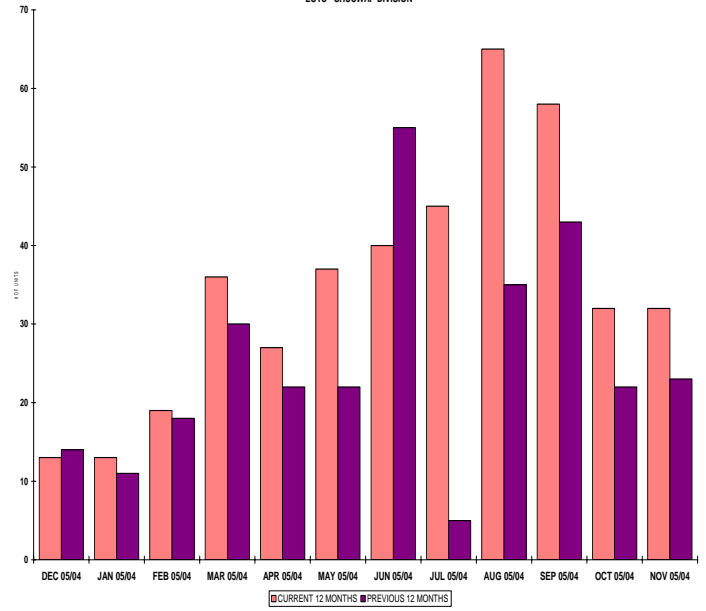
INVENTORY OF ACTIVE LISTINGS
LOTS - SHUSWAP DIVISION



NUMBER OF UNITS SOLD
RESIDENTIAL - SHUSWAP DIVISION



NUMBER OF UNITS SOLD
LOTS - SHUSWAP DIVISION



SHUSWAP ZONE

December 2005

Category	Sales	New Listings	Current Inventory	Sell/Inv. Ratio	Days To Sell
ACREAGE	3	12	45	6.67%	611
ACREAGE/HOUSE	1	7	49	2.04%	10
LOTS	10	7	122	8.20%	203
RESIDENTIAL	18	21	131	13.74%	70
AVERAGE HOUSE PRICE \$240,222			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	336	377	-10.9%	8855	8148	8.7%
Units Sold	302	340	-11.2%	6081	5153	18.0%
Sales Dollars	\$98,813,191	\$85,860,990	15.1%	\$1,797,084,017	\$1,290,152,249	39.3%
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	1921	2296	-16.3%			
ZONE NO						
TOTALS						
Units Listed	177	128	38.3%	3935	3590	9.6%
Units Sold	156	140	11.4%	2751	2756	-0.2%
Sales Dollars	\$35,402,737	\$49,774,240	-28.9%	\$638,688,706	\$494,708,682	29.1%
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	917	1098	-16.5%			
ZONE SH						
TOTALS						
Units Listed	83	97	-14.4%	2190	1863	17.6%
Units Sold	46	74	-37.8%	1530	1336	14.5%
Sales Dollars	\$7,472,988	\$13,231,150	-43.5%	\$278,375,186	\$219,007,540	27.1%
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	670	821	-18.4%			
ZONE OB						
TOTALS						
Units Listed	12	11	9.1%	161	171	-5.8%
Units Sold	3	3	100.0%	62	56	10.7%
Sales Dollars	\$1,326,000	\$317,400	100.0%	\$28,213,400	\$20,262,779	39.2%
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	84	110	-23.6%			
GRAND TOTALS						
Units Listed	608	613	-0.8%	15141	13772	9.9%
Units Sold	507	557	-9.0%	10424	9301	12.1%
Sales Dollars	\$143,014,916	\$149,183,780	-4.1%	\$2,742,361,309	\$2,024,131,250	35.5%
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	3592	4325	-16.9%			

MEMBERSHIP

	TOTAL NUMBER OF MEMBERS December 31/05	TOTAL NUMBER OF MEMBERS December 30/04	CHANGE BY NUMBER	CHANGE BY %
ALL ZONES	1015	896	119	13.28%
CENTRAL ZONE	635	556	79	14.21%
NORTH ZONE	283	255	28	10.98%
SHUSWAP ZONE	97	85	12	14.12%

CURRENT MEMBERSHIP

MANAGING BROKERS	82
SALES REPRESENTATIVES	855
PROPERTY MANAGEMENT	12
ASSOCIATE BROKERS	64
EXEMPTION MEMBER	2
TOTALS	1015

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Acreage						
Units Listed	12	2	500.0%	118	104	13.5%
Units Sold	3	1	200.0%	80	62	29.0%
Sales Dollars	\$282,100	\$137,000	105.9%	\$9,257,385	\$7,082,450	30.7%
List/Sell \$ Ratio	95.02%	98.56%		92.60%	86.46%	
Days to Sell	611	173	253.2%	261	346	-24.6%
Active Inventory	45	66	-31.8%			
Average Price	\$94,033	\$137,000	-31.4%	\$115,717	\$114,233	1.3%
Median Price	\$87,500	\$137,000	-36.1%	\$98,000	\$68,750	42.5%
Acreage with House						
Units Listed	7	8	-12.5%	221	212	4.2%
Units Sold	1	7	-85.7%	126	138	-8.7%
Sales Dollars	\$144,900	\$1,780,800	-91.9%	\$37,348,276	\$37,237,200	0.3%
List/Sell \$ Ratio	100.00%	96.26%		94.96%	94.00%	
Days to Sell	10	86	-88.4%	129	178	-27.5%
Active Inventory	49	67	-26.9%			
Average Price	\$144,900	\$254,400	-43.0%	\$296,415	\$269,835	9.9%
Median Price	\$144,900	\$250,000	-42.0%	\$271,500	\$231,250	17.4%
Acreage (Waterfront)						
Units Listed	0	0	0.0%	8	17	-52.9%
Units Sold	1	1	0.0%	5	9	-44.4%
Sales Dollars	\$109,000	\$435,000	-74.9%	\$942,000	\$3,272,600	-71.2%
List/Sell \$ Ratio	109.10%	87.52%		95.80%	91.39%	
Days to Sell	502	197	154.8%	255	129	97.7%
Active Inventory	3	7	-57.1%			
Average Price	\$109,000	\$435,000	-74.9%	\$188,400	\$363,622	-48.2%
Median Price	\$109,000	\$435,000	-74.9%	\$175,000	\$365,000	-52.1%
Business						
Units Listed	5	5	0.0%	76	66	15.2%
Units Sold	0	2	-100.0%	15	20	-25.0%
Sales Dollars	\$0	\$370,000	-100.0%	\$6,482,000	\$10,045,000	-35.5%
List/Sell \$ Ratio	0.00%	87.71%		87.04%	86.27%	
Days to Sell	0	581	-100.0%	158	331	-52.3%
Active Inventory	43	39	10.3%			
Average Price	\$0	\$185,000	-100.0%	\$432,133	\$502,250	-14.0%
Median Price	\$0	\$185,000	-100.0%	\$292,000	\$374,250	-22.0%
Condo (Townhouse)						
Units Listed	3	1	200.0%	131	83	57.8%
Units Sold	9	1	800.0%	87	56	55.4%
Sales Dollars	\$1,144,000	\$185,000	518.4%	\$15,158,117	\$8,076,250	87.7%
List/Sell \$ Ratio	98.22%	92.54%		99.59%	96.93%	96.7%
Days to Sell	78	190	-58.9%	109	77	41.6%
Active Inventory	66	32	106.3%			
Average Price	\$127,111	\$185,000	-31.3%	\$174,231	\$144,219	20.8%
Median Price	\$105,000	\$185,000	-43.2%	\$169,900	\$135,250	25.6%
Condo (Apt)						
Units Listed	1	0	100.0%	118	38	210.5%
Units Sold	0	2	-100.0%	53	42	26.2%
Sales Dollars	\$0	\$229,000	-100.0%	\$11,868,170	\$5,225,517	127.1%
List/Sell \$ Ratio	0.00%	98.07%		96.60%	96.32%	
Days to Sell	0	40	-100.0%	88	148	-40.5%
Active Inventory	57	35	62.9%			
Average Price	\$0	\$114,500	-100.0%	\$223,928	\$124,417	80.0%
Median Price	\$0	\$114,500	-100.0%	\$170,000	\$97,000	75.3%

	CURRENT MONTH			YEAR TO DATE		
	THIS YEAR	LAST YEAR	INCREASE	THIS YEAR	LAST YEAR	INCREASE
Duplex						
Units Listed	1	0	100.0%	13	14	-7.1%
Units Sold	1	1	0.0%	5	9	-44.4%
Sales Dollars	\$247,000	\$180,000	37.2%	\$1,027,000	\$1,286,900	-20.2%
List/Sell \$ Ratio	93.20%	96.00%		93.06%	93.73%	
Days to Sell	44	13	238.5%	63	110	-42.7%
Active Inventory	5	1	400.0%			
Average Price	\$247,000	\$180,000	37.2%	\$205,400	\$142,989	43.6%
Median Price	\$247,000	\$180,000	37.2%	\$192,000	\$137,500	39.6%
Farms						
Units Listed	1	1	0.0%	16	16	0.0%
Units Sold	0	1	-100.0%	4	7	-42.9%
Sales Dollars	\$0	\$83,500	-100.0%	\$2,408,000	\$2,991,500	-19.5%
List/Sell \$ Ratio	0.00%	84.34%		80.87%	87.47%	
Days to Sell	0	9	-100.0%	404	190	112.6%
Active Inventory	9	9	0.0%			
Average Price	\$0	\$83,500	-100.0%	\$602,000	\$427,357	40.9%
Median Price	\$0	\$83,500	-100.0%	\$510,000	\$440,000	15.9%
IC&I						
Units Listed	3	2	50.0%	43	43	0.0%
Units Sold	0	2	-100.0%	22	15	46.7%
Sales Dollars	\$0	\$685,000	-100.0%	\$9,857,250	\$3,589,692	174.6%
List/Sell \$ Ratio	0.00%	89.77%		89.64%	93.50%	
Days to Sell	0	195	-100%	308	194	58.8%
Active Inventory	30	33	-9.1%			
Average Price	\$0	\$342,500	-100.0%	\$448,057	\$239,313	87.2%
Median Price	\$0	\$342,500	-100.0%	\$272,500	\$189,000	44.2%
IC&I Land						
Units Listed	3	3	0.0%	32	29	10.3%
Units Sold	0	4	-100.0%	16	16	0.0%
Sales Dollars	\$0	\$700,000	-100.0%	\$8,507,200	\$5,040,000	68.8%
List/Sell \$ Ratio	0.00%	86.45%		93.43%	93.10%	
Days to Sell	0	472	-100.0%	474	581	-18.4%
Active Inventory	25	30	-16.7%			
Average Price	\$0	\$175,000	-100.0%	\$531,700	\$315,000	68.8%
Median Price	\$0	\$96,250	-100.0%	\$302,500	\$262,500	15.2%
Lots						
Units Listed	6	23	-73.9%	315	316	-0.3%
Units Sold	8	11	-27.3%	319	210	51.9%
Sales Dollars	\$489,000	\$408,300	19.8%	\$15,778,838	\$8,723,040	80.9%
List/Sell \$ Ratio	97.32%	90.36%		93.65%	91.75%	
Days to Sell	164	314	-47.8%	256	298	-14.1%
Active Inventory	112	233	-51.9%			
Average Price	\$61,125	\$37,118	64.7%	\$49,463	\$41,538	19.1%
Median Price	\$54,000	\$37,000	45.9%	\$45,000	\$39,000	15.4%
Leases						
Units Listed	1	0	100.0%	25	19	31.6%
Units Sold	0	0	0.0%	1	5	-80.0%
Sales Dollars	\$0	\$0	0.0%	\$24,420	\$243,815	-90.0%
Days to Sell	0	0	0.0%	311	341	-8.8%
Active Inventory	13	12	8.3%			
Average Price	\$0	\$0	0.0%	\$24,420	\$48,763	-49.9%
Median Price	\$0	\$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	1	3	-66.7%	25	25	0.0%
Units Sold	1	1	0.0%	20	21	-4.8%
Sales Dollars	\$210,000	\$260,000	-19.2%	\$4,508,800	\$2,930,000	53.9%
List/Sell \$ Ratio	85.40%	89.96%		93.64%	84.86%	
Days to Sell	227	139	63.3%	153	1098	-86.1%
Active Inventory	7	13	-46.2%			
Average Price	\$210,000	\$260,000	-19.2%	\$225,440	\$139,524	61.6%
Median Price	\$210,000	\$260,000	-19.2%	\$222,500	\$125,000	78.0%
Multi-Family						
Units Listed	3	1	200.0%	14	17	-17.6%
Units Sold	1	1	100.0%	15	3	400.0%
Sales Dollars	\$275,000	\$263,000	4.6%	\$5,153,500	\$747,900	589.1%
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	\$275,000	\$263,000	4.6%	\$343,567	\$249,300	37.8%
Median Price	\$275,000	\$263,000	4.6%	\$299,500	\$263,000	13.9%
Multi Family (Triplex/Fourplex)						
Units Listed	0	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	12	6	100.0%	168	164	2.4%
Units Sold	2	3	-33.3%	139	112	24.1%
Sales Dollars	\$98,500	\$114,000	-13.6%	\$6,858,310	\$4,227,250	62.2%
List/Sell \$ Ratio	89.63%	92.40%		87.40%	85.70%	
Days to Sell	24	109	-78.0%	115	129	-10.9%
Active Inventory	35	52	-32.7%			
Average Price	\$49,250	\$38,000	29.6%	\$49,340	\$37,743	30.7%
Median Price	\$49,250	\$40,000	23.1%	\$42,900	\$30,750	39.5%
Recreational Property						
Units Listed	1	1	0.0%	35	19	84.2%
Units Sold	0	0	100.0%	17	16	6.3%
Sales Dollars	\$0	\$0	100.0%	\$4,280,126	\$2,590,603	65.2%
List/Sell \$ Ratio	0.00%	0.00%		91.43%	90.95%	
Days to Sell	0	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	21	41	-48.8%	760	681	11.6%
Units Sold	18	35	-48.6%	571	540	5.7%
Sales Dollars	\$4,323,988	\$6,050,550	-28.5%	\$123,265,594	\$93,331,548	32.1%
List/Sell \$ Ratio	94.26%	94.66%		95.26%	94.94%	
Days to Sell	70	64	9.4%	81	125	-35.2%
Active Inventory	131	156	-16.0%			
Average Price	\$240,222	\$172,873	39.0%	\$215,877	\$172,836	24.9%
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	2	4	-50.0%	68	57	19.3%
Units Sold	1	1	0.0%	35	55	-36.4%
Sales Dollars	\$149,500	\$1,350,000	-88.9%	\$15,650,200	\$22,366,275	-30.0%
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	17	52.9%			
Average Price	\$149,500	\$1,350,000	0.0%	\$447,149	\$406,660	10.0%
Median Price	\$149,500	\$1,350,000	0.0%	\$475,000	\$358,000	32.7%
Timeshares						
Units Listed	0	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	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	83	97	-14.4%	2190	1863	17.6%
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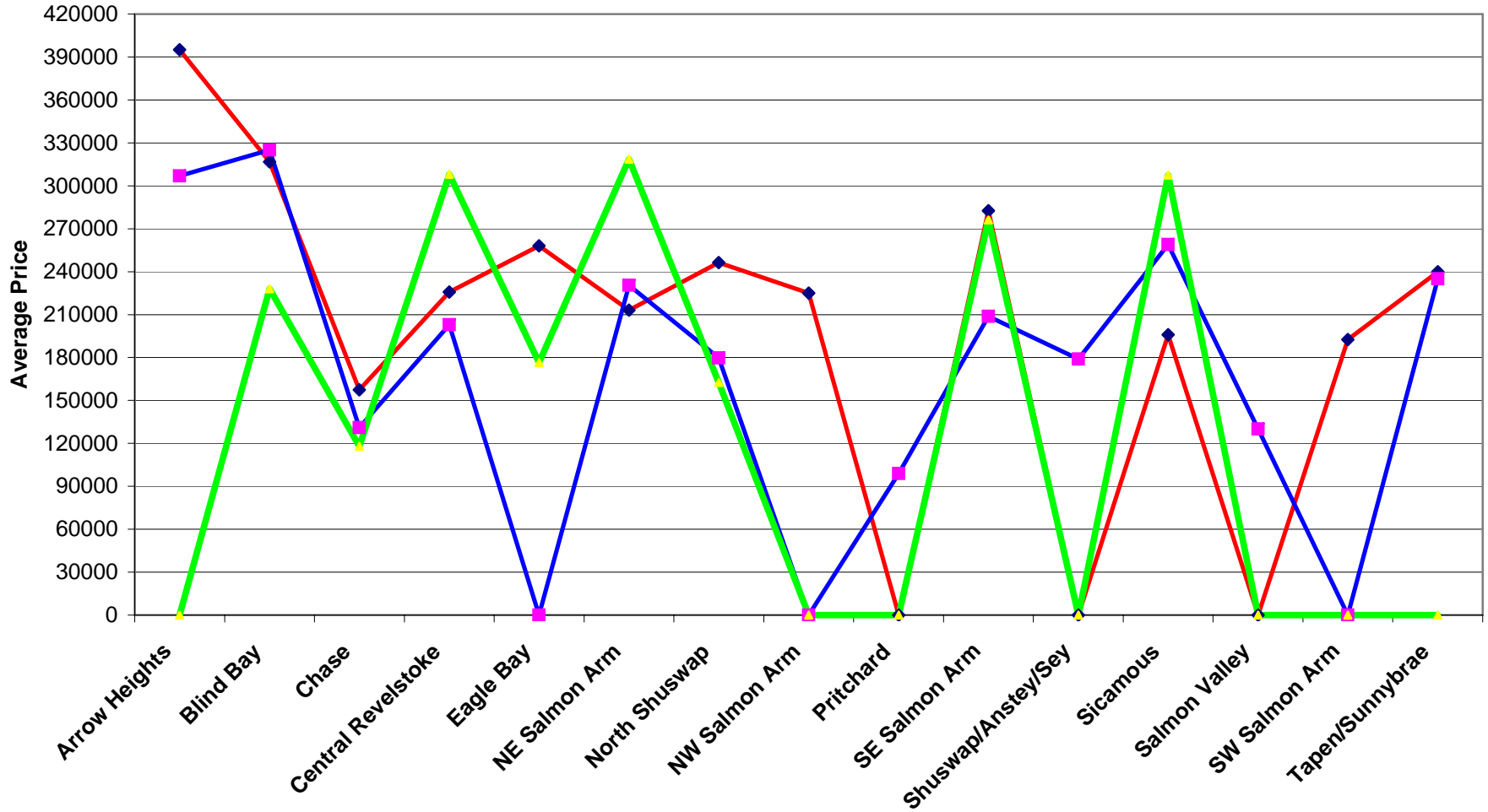
Range	Mthly Listings Total	YTD Listings Total	Mthly Sales Total	YTD Sales Total
0 to 150000	4	131	4	135
150001 to 180000	2	71	0	55
180001 to 210000	2	79	2	73
210001 to 240000	2	108	3	94
240001 to 270000	4	95	1	71
270001 to 300000	2	98	3	47
300001 to 330000	1	37	1	28
330001 to 360000	2	51	1	21
360001 to 390000	0	24	0	11
390001 to 420000	1	10	1	6
420001 to 450000	0	13	0	2
450001 to 480000	0	4	0	2
480001 and over	1	26	1	7
Totals	21	747	17	552

Shuswap Division Lot Listing/Sales Analysis

Range	Mthly Listings Total	YTD Listings Total	Mthly Sales Total	YTD Sales Total
0 to 40000	1	89	1	145
40001 to 60000	1	97	4	123
60001 to 80000	1	55	2	45
80001 to 100000	1	63	3	34
100001 to 120000	1	35	1	17
120001 to 140000	2	26	1	16
140001 to 160000	7	24	0	7
160001 and over	5	77	1	37
Totals	19	466	13	424

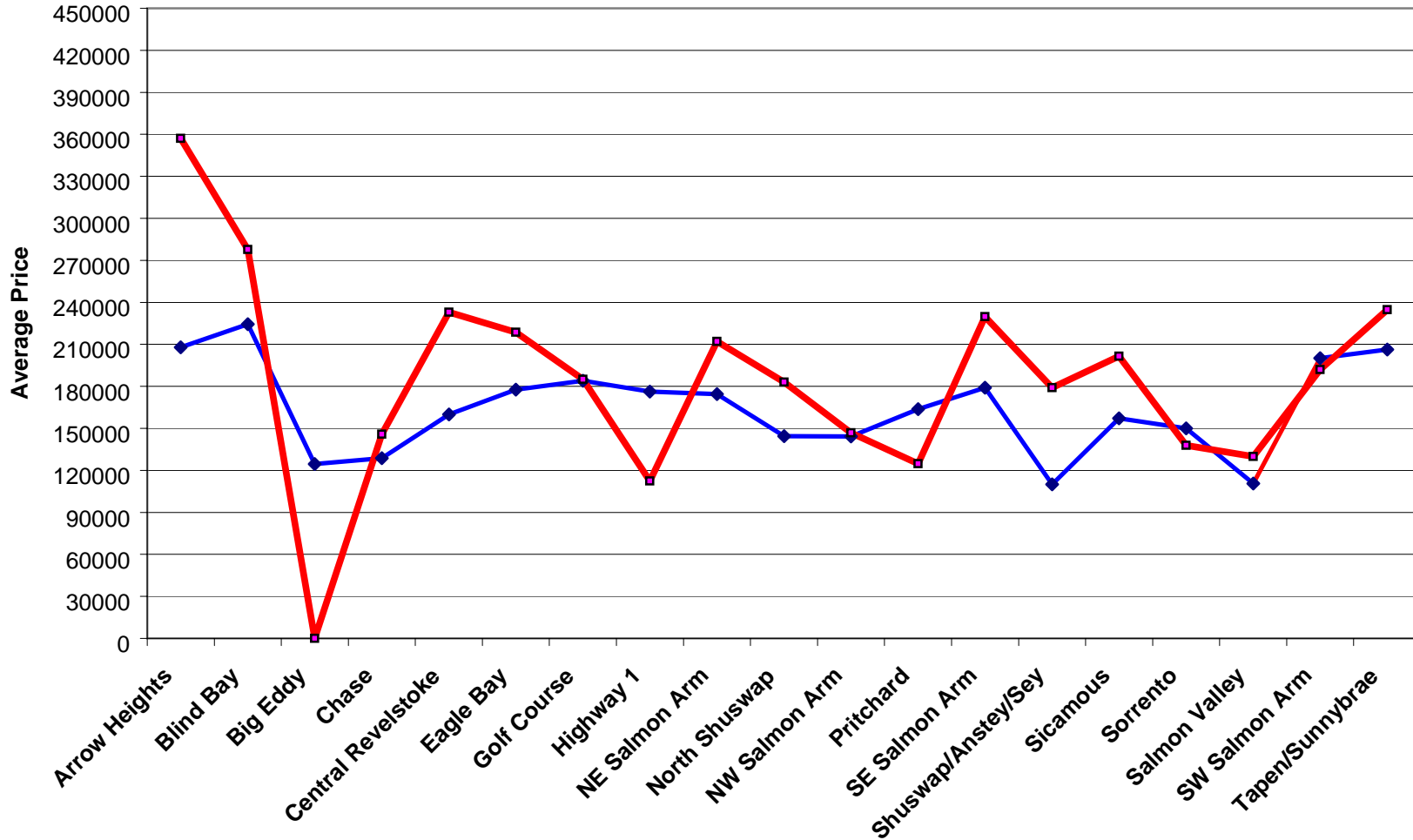
Shuswap Zone Residential Sub Area Average Price - October to December 2005
 Residential Single Family Only (Does Not Include Waterfront)

◆ Oct
 ■ Nov
 ▲ Dec

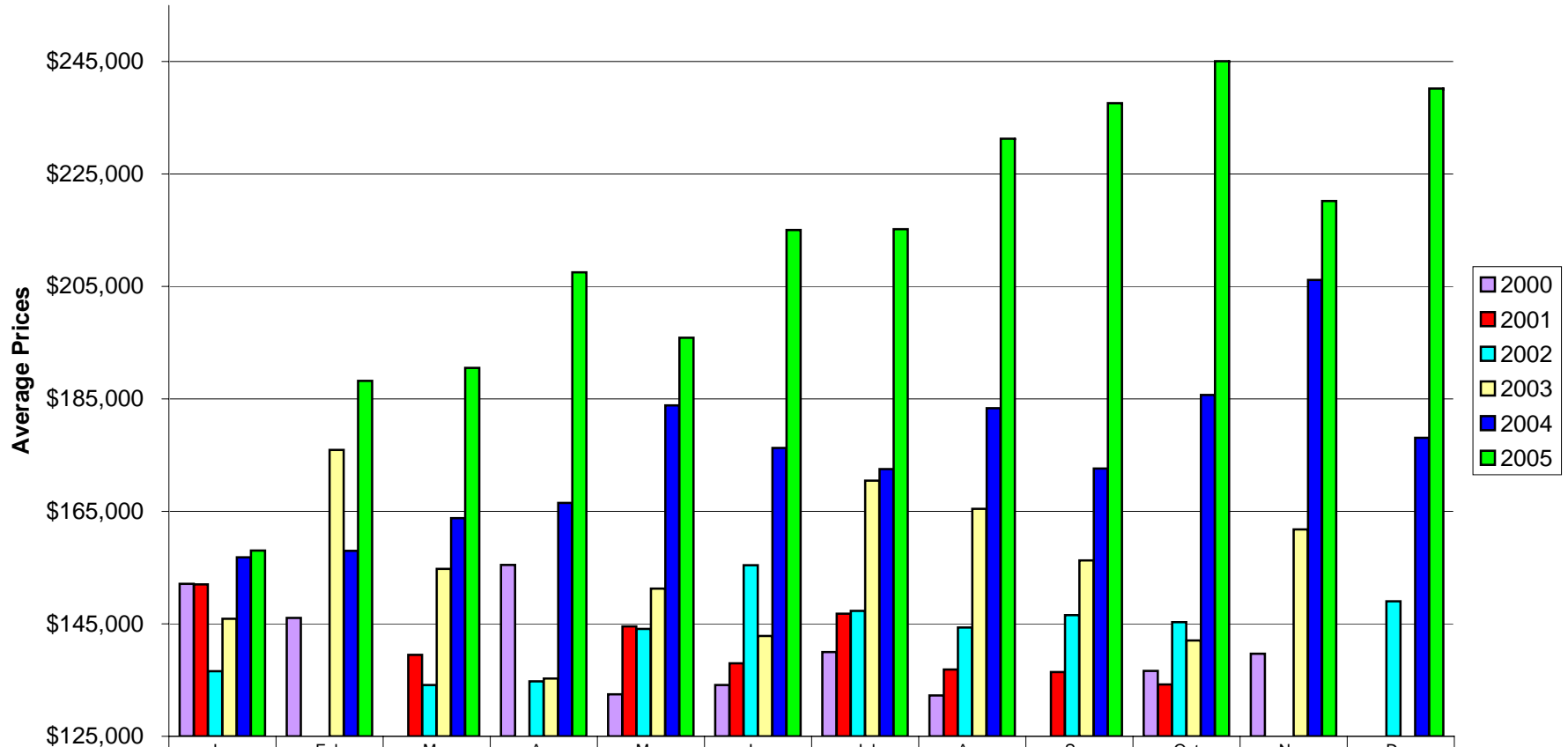


Shuswap Zone Residential Sub Area Average Price - 2005 vs 2004

Residential Single Family



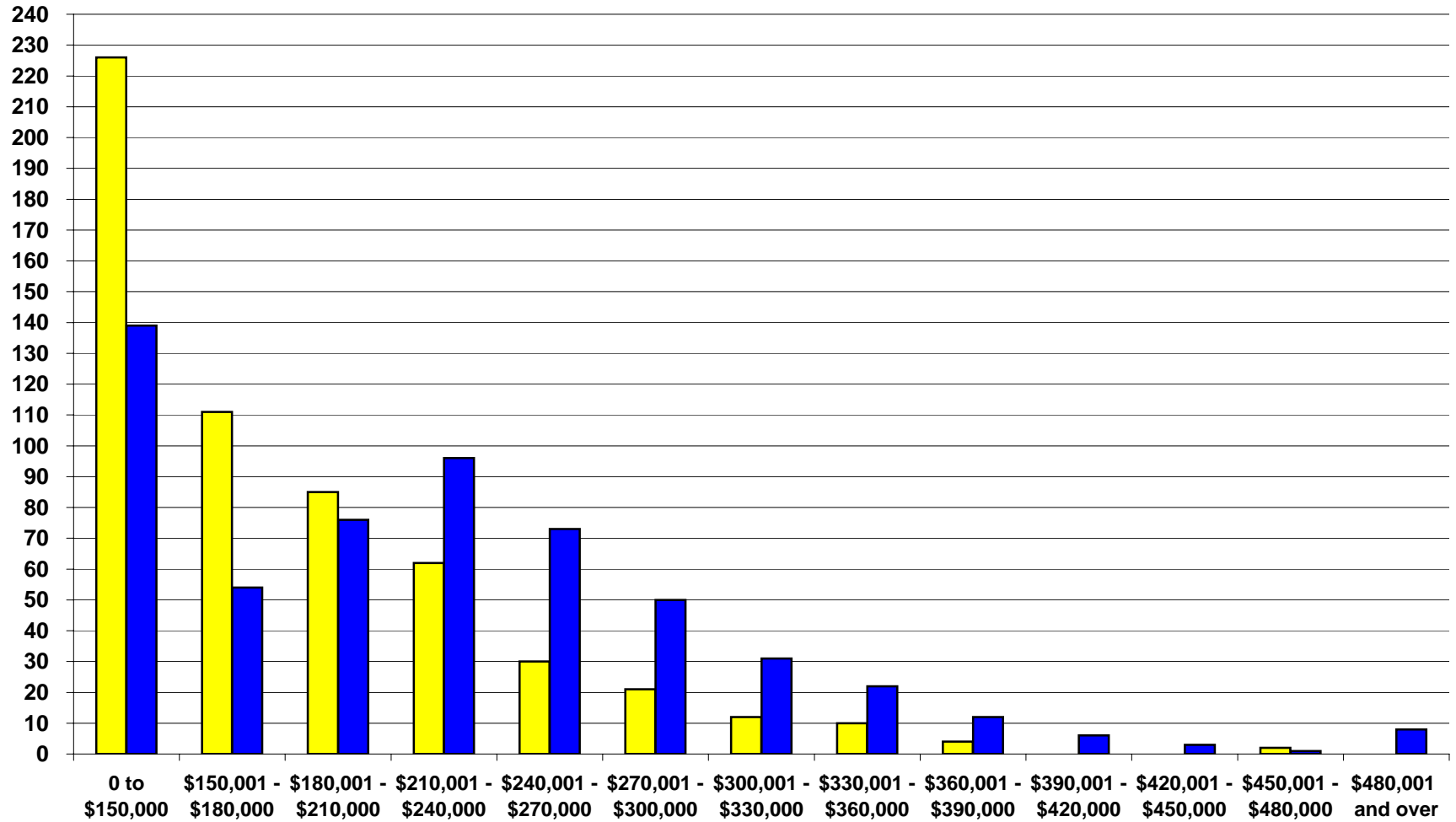
Shuswap Single Family Residential Average Prices 2000 - 2005



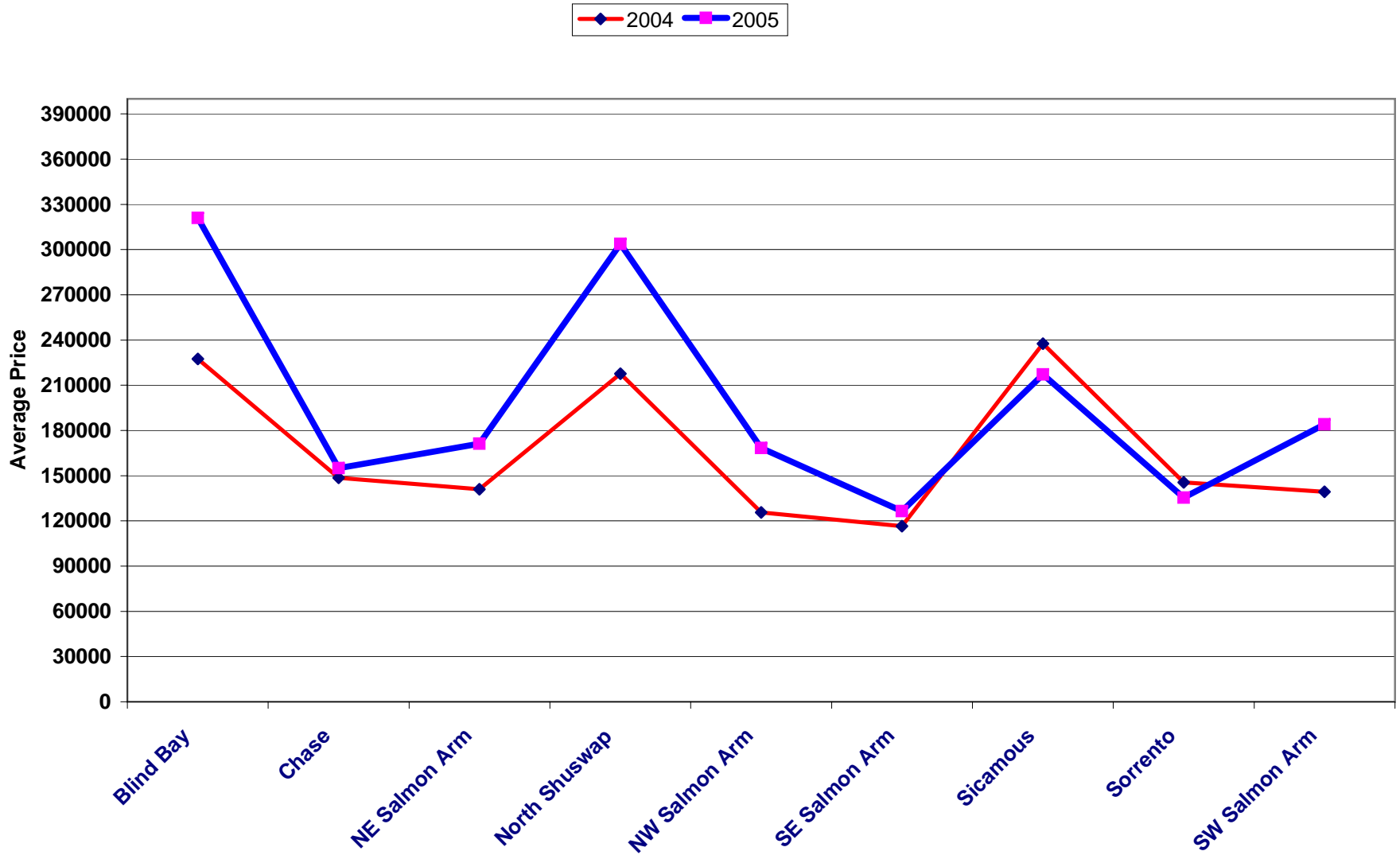
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2000	\$152,100	\$146,049	\$118,602	\$155,490	\$132,479	\$134,147	\$139,968	\$132,253	\$122,612	\$136,632	\$139,707	\$121,717
2001	\$152,038	\$122,147	\$139,502	\$123,160	\$144,556	\$137,993	\$146,815	\$136,865	\$136,434	\$134,233	\$117,548	\$121,688
2002	\$136,569	\$123,356	\$134,118	\$134,773	\$144,100	\$155,436	\$147,289	\$144,350	\$146,580	\$145,289	\$124,303	\$149,032
2003	\$145,921	\$175,947	\$154,778	\$135,285	\$151,261	\$142,872	\$170,463	\$165,453	\$156,306	\$142,023	\$161,815	\$124,381
2004	\$156,844	\$157,981	\$163,793	\$166,512	\$183,870	\$176,269	\$172,526	\$183,355	\$172,624	\$185,715	\$206,189	\$178,105
2005	\$158,018	\$188,232	\$190,536	\$207,525	\$195,900	\$215,051	\$215,201	\$231,293	\$237,609	\$245,057	\$220,229	\$240,222

Shuswap Zone - Single Family Residential 2004 vs 2005
Number of Solds by Price Range - Single Family Dwellings Only

2004 2005



Shuswap Zone Townhouse Sub Area Average Price - 2005 vs 2004



Shuswap Zone Condo Sub Area Average Price - 2005 vs 2004

