

# SHUSWAP ZONE MONTHLY STATISTICS

**DECEMBER 1 to DECEMBER 31st, 2006**

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Out of Board Area Statistics are no longer be published

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
<b>CENTRAL ZONE TOTALS</b>						
Units Listed	341	336	1.5%	9406	8855	6.2%
Units Sold	228	299	-23.7%	5459	6070	-10.1%
Sales Dollars	\$86,572,929	\$97,963,291	-11.6%	\$1,881,774,952	\$1,789,743,119	5.1%
List/Sell Ratio	94.29%	94.27%		94.47%	95.30%	
Days to Sell	123	120	2.6%	111	185	-40.3%
Active Listings	2549	1921	32.7%			
<b>NORTH ZONE TOTALS</b>						
Units Listed	146	177	-17.5%	4428	3935	12.5%
Units Sold	87	156	-44.2%	2545	2750	-7.5%
Sales Dollars	\$28,161,950	\$35,402,737	-20.5%	\$725,310,932	\$638,060,705	13.7%
List/Sell Ratio	93.24%	92.21%		93.91%	93.42%	
Days to Sell	168	137	22.7%	166	216	-23.5%
Active Listings	1320	917	43.9%			
<b>SHUSWAP ZONE TOTALS</b>						
Units Listed	58	84	-31.0%	2339	2190	6.8%
Units Sold	55	46	19.6%	1388	1530	-9.3%
Sales Dollars	\$11,879,773	\$7,472,988	59.0%	\$341,288,021	\$278,375,185	22.6%
List/Sell Ratio	94.47%	94.86%		93.30%	94.18%	
Days to Sell	125	135	-6.8%	164	220	-25.5%
Active Listings	738	670	10.1%			
<b>GRAND TOTALS</b>						
Units Listed	545	597	-8.7%	16173	14980	8.0%
Units Sold	370	501	-26.1%	9392	10350	-9.3%
Sales Dollars	\$126,614,652	\$140,839,016	-10.1%	\$2,948,373,905	\$2,706,179,009	8.9%
List/Sell Ratio	94.00%	93.78%		93.89%	94.30%	
Days to Sell	139	131	6.4%	147	207	-29.2%
Active Listings	4607	3508	31.3%			

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# SHUSWAP OKANAGAN ZONE

## QUICK SUMMARY

### December 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>	
December-06	55	\$11,879,773	20	\$5,247,400	58	738	6.6
November-06	105	\$24,450,000	44	\$11,864,800	142	834	
December-05	46	\$7,472,988	18	\$4,323,988	84	670	

**Monthly Ratio of Sales versus Inventory All Property Types 7.45%**

<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	3	7	68	4.41%	70
ACREAGE/HOUSE	7	5	71	9.86%	116
LOTS	11	4	106	10.38%	150
RESIDENTIAL	20	13	196	10.20%	127

Average House Price **\$262,370**      Median House Price **\$264,750**  
 The Average and Median Price are the Monthly Figures

### MEMBERSHIP INFORMATION

	<u>TOTAL NUMBER OF MEMBERS</u> <u>December 31/06</u>	<u>TOTAL NUMBER OF MEMBERS</u> <u>December 31/05</u>	<u>CHANGE BY NUMBER</u>	<u>CHANGE BY %</u>
ALL ZONES	1091	1008	83	8.23%
CENTRAL ZONE	677	631	46	7.29%
NORTH ZONE	302	280	22	7.86%
SHUSWAP ZONE	112	97	15	15.46%

**CURRENT**

MANAGING BROKERS	86
SALES REPS	928
PROPERTY MGMNT	16
ASSOCIATE BROKERS	58
EXEMPTION MEMBER	3

**TOTALS 1091**

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SHUSWAP ZONE - COMPARATIVE ACTIVITY - LISTING INFORMATION - DECEMBER 2006

	LISTINGS						INVENTORY		
	DEC 2006	DEC 2005	Incr % Decr %	JAN-DEC 2006	JAN-DEC 2005	Incr % Decr %	DEC 2006	DEC 2005	Incr % Decr %
<b>RESIDENTIAL:</b>									
Acreage/House	5	7	-28.6%	243	221	10.0%	71	49	44.9%
Duplex	0	1	-100.0%	17	13	30.8%	5	5	0.0%
Mobile Homes	8	12	-33.3%	170	168	1.2%	36	35	2.9%
Recreational	1	1	0.0%	42	35	20.0%	8	8	0.0%
Residential	13	21	-38.1%	873	760	14.9%	196	131	49.6%
Residential WF	2	2	0.0%	93	68	36.8%	48	26	84.6%
3 & 4 Plex	0	0	0.0%	1	2	-50.0%	0	1	-100.0%
Timeshares	0	1	-100.0%	2	2	0.0%	1	0	100.0%
Apartments	5	1	400.0%	64	118	-45.8%	24	57	-57.9%
Townhouses	4	3	33.3%	116	131	-11.5%	51	66	-22.7%
<b>Total</b>	<b>38</b>	<b>49</b>		<b>1,621</b>	<b>1,518</b>		<b>440</b>	<b>378</b>	
<b>FARMS:</b>	<b>1</b>	<b>1</b>	<b>0.0%</b>	<b>38</b>	<b>16</b>	<b>137.5%</b>	<b>21</b>	<b>9</b>	<b>133.3%</b>
<b>MULTI FAMILY:</b>	<b>0</b>	<b>3</b>	<b>-100.0%</b>	<b>10</b>	<b>14</b>	<b>-28.6%</b>	<b>5</b>	<b>5</b>	<b>0.0%</b>
<b>LOTS:</b>									
Acreage	7	12	-41.7%	126	118	6.8%	68	45	51.1%
Acreage WF	0	0	0.0%	17	8	112.5%	11	3	266.7%
Lots	4	6	-33.3%	335	315	6.3%	87	112	-22.3%
Lots WF	0	1	-100.0%	21	25	-16.0%	8	7	14.3%
<b>Total</b>	<b>11</b>	<b>19</b>		<b>499</b>	<b>466</b>		<b>174</b>	<b>167</b>	
<b>I.C. &amp; I.:</b>									
Business	2	5	-60.0%	85	76	11.8%	43	43	0.0%
Commercial	3	3	0.0%	42	43	-2.3%	22	30	-26.7%
Land	0	3	-100.0%	23	32	-28.1%	20	25	-20.0%
Leases	3	1	200.0%	21	25	-16.0%	13	13	0.0%
<b>Total</b>	<b>8</b>	<b>12</b>		<b>171</b>	<b>176</b>		<b>98</b>	<b>111</b>	
<b>GRAND TOTALS</b>	<b>58</b>	<b>84</b>	<b>-31.0%</b>	<b>2,339</b>	<b>2,190</b>	<b>6.8%</b>	<b>738</b>	<b>670</b>	<b>10.1%</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 - DECEMBER 2006

	UNIT SALES						SALES \$ VOLUME			List Sell Ratio	SALES \$ VOLUME			List Sell Ratio				
	DEC	DEC	Incr %	YTD	YTD	Incr %	DEC	DEC	Incr %		DEC	DEC	JAN-DEC		JAN-DEC	Incr %	J-DC	J-DC
	2006	2005	Decr %	2006	2005	Decr %	2006	2005	Decr %		2006	2005	2006		2005	Decr %	2006	2005
<b>RESIDENTIAL:</b>																		
Acreage/House	7	1	600.0%	112	126	-11.1%	\$2,462,950	\$144,900	1599.8%	94.81%	100.00%	\$44,942,290	\$37,348,275	20.3%	95.45%	95.75%		
Duplex	0	1	100.0%	9	5	80.0%	\$0	\$247,000	100.0%	0.00%	93.21%	\$1,282,500	\$1,027,000	24.9%	93.28%	96.78%		
Mobile Homes	3	2	50.0%	129	139	-7.2%	\$122,000	\$98,500	23.9%	92.66%	89.63%	\$7,268,850	\$6,858,310	6.0%	91.62%	89.96%		
Recreational	0	0	0.0%	29	17	70.6%	\$0	\$0	0.0%	0.00%	0.00%	\$8,221,900	\$4,280,126	92.1%	92.24%	93.48%		
Residential	20	18	11.1%	514	571	-10.0%	\$5,247,400	\$4,323,988	21.4%	96.42%	95.98%	\$141,125,097	\$123,265,594	14.5%	96.51%	89.97%		
Residential WF	2	1	100.0%	43	35	22.9%	\$900,000	\$149,500	502.0%	93.17%	96.45%	\$28,070,800	\$15,650,200	79.4%	94.41%	95.67%		
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	3	0	100.0%	47	53	-11.3%	\$625,000	\$0	100.0%	93.17%	0.00%	\$11,819,004	\$11,868,170	-0.4%	98.15%	97.31%		
Townhouses	3	9	-66.7%	74	87	-14.9%	\$518,900	\$1,144,000	-54.6%	94.97%	96.58%	\$19,302,757	\$15,158,117	27.3%	98.34%	97.83%		
<b>Total</b>	<b>38</b>	<b>32</b>		<b>958</b>	<b>1,033</b>		<b>\$9,876,250</b>	<b>\$6,107,888</b>				<b>\$262,191,198</b>	<b>\$215,455,792</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>8</b>	<b>15</b>	<b>-46.7%</b>	<b>\$322,000</b>	<b>\$275,000</b>	<b>17.1%</b>	<b>97.87%</b>	<b>98.25%</b>	<b>\$3,953,000</b>	<b>\$5,153,500</b>	<b>-23.3%</b>	<b>94.88%</b>	<b>93.74%</b>		
<b>LOTS:</b>																		
Acreage	3	3	0.0%	70	80	-12.5%	\$455,000	\$282,100	61.3%	91.56%	96.86%	\$11,801,700	\$9,257,385	27.5%	94.44%	96.04%		
Acreage WF	0	1	-100.0%	2	5	-60.0%	\$0	\$109,000	-100.0%	0.00%	94.78%	\$930,000	\$942,000	-1.3%	86.25%	95.38%		
Lots	11	8	37.5%	281	319	-11.9%	\$1,226,500	\$489,000	150.8%	95.62%	96.30%	\$22,914,900	\$15,778,838	45.2%	94.58%	93.89%		
Lots WF	0	1	-100.0%	9	20	-55.0%	\$0	\$210,000	-100.0%	0.00%	85.40%	\$2,215,000	\$4,508,800	-50.9%	90.77%	94.37%		
<b>Total</b>	<b>14</b>	<b>13</b>		<b>362</b>	<b>424</b>		<b>\$1,681,500</b>	<b>\$1,090,100</b>				<b>\$37,861,600</b>	<b>\$30,487,023</b>					
<b>I.C. &amp; I.:</b>																		
Business	0	0	0.0%	18	15	20.0%	\$0	\$0	0.0%	0.00%	0.00%	\$13,876,000	\$6,482,000	114.1%	90.79%	91.36%		
Commercial	0	0	0.0%	20	22	-9.1%	\$0	\$0	0.0%	0.00%	0.00%	\$9,287,500	\$9,857,250	-5.8%	88.07%	92.82%		
Land	0	0	0.0%	12	16	-25.0%	\$0	\$0	0.0%	0.00%	0.00%	\$8,426,000	\$8,507,200	-1.0%	92.18%	96.12%		
Leases	2	0	100.0%	4	1	100.0%	\$23	\$0	0.0%	0.00%	0.00%	\$57,723	\$24,420	136.4%	0.00%	0.00%		
<b>Total</b>	<b>2</b>	<b>0</b>		<b>54</b>	<b>54</b>		<b>\$23</b>	<b>\$0</b>				<b>\$31,647,223</b>	<b>\$24,870,870</b>					
<b>GRAND TOTALS</b>	<b>55</b>	<b>46</b>	<b>19.6%</b>	<b>1,388</b>	<b>1,530</b>	<b>-9.3%</b>	<b>\$11,879,773</b>	<b>\$7,472,988</b>	<b>59.0%</b>	<b>94.47%</b>	<b>94.86%</b>	<b>\$341,288,021</b>	<b>\$278,375,185</b>	<b>22.60%</b>	<b>93.30%</b>	<b>94.18%</b>		

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

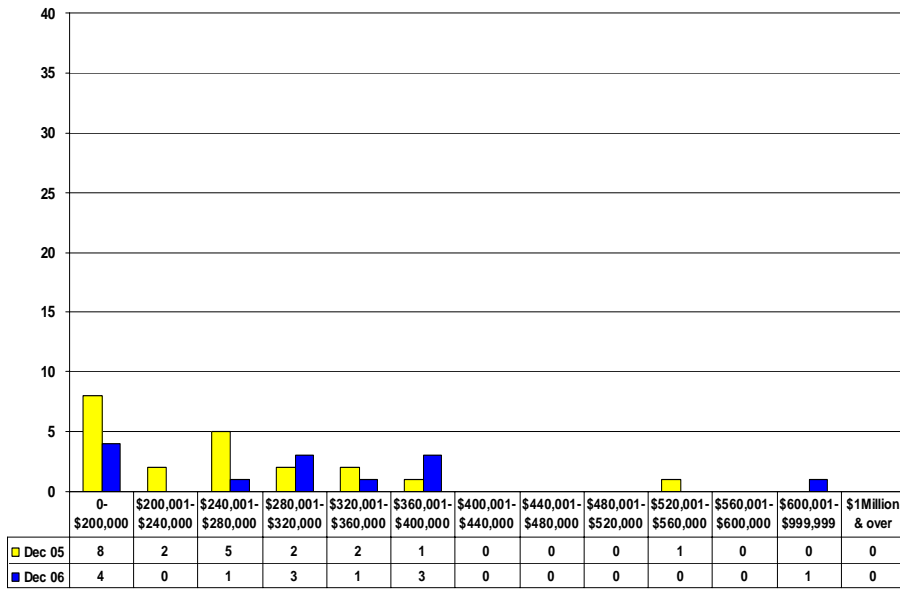
## SHUSWAP ZONE - COMPARATIVE ACTIVITY - AVERAGE, MEDIAN PRICE and DAYS TO SELL - DECEMBER 2006

	AVG SALE PRICE						MEDIAN PRICE						NUMBER DAYS TO SELL					
	DEC 2006	DEC 2005	Incr % Decr %	JAN-DEC 2006	JAN-DEC 2005	Incr % Decr %	DEC 2006	DEC 2005	Incr % Decr %	JAN-DEC 2006	JAN-DEC 2005	Incr % Decr %	DEC 2006	DEC 2005	Incr % Decr %	JN-DC 2006	JN-DC 2005	Incr % Decr %
<b>RESIDENTIAL:</b>																		
Acreage/House	\$351,850	\$144,900	142.8%	\$401,270	\$296,415	35.4%	\$287,500	\$144,900	98.4%	\$365,000	\$271,000	34.7%	116	9	1190.5%	109	129	-15.6%
Duplex	\$0	\$0	0.0%	\$142,500	\$205,400	-30.6%	\$0	\$247,000	-100.0%	\$114,500	\$192,000	-40.4%	0	44	-100.0%	115	63	82.0%
Mobile Homes	\$40,667	\$49,250	-17.4%	\$56,348	\$49,340	14.2%	\$36,000	\$49,250	-26.9%	\$46,900	\$42,900	9.3%	124	23	437.7%	66	390	-83.1%
Recreational	\$0	\$0	0.0%	\$283,514	\$251,772	12.6%	\$0	\$0	0.0%	\$199,000	\$105,000	89.5%	0	0	0.0%	101	136	-26.0%
Residential	\$262,370	\$240,222	9.2%	\$274,562	\$215,877	27.2%	\$264,750	\$223,000	18.7%	\$275,000	\$215,000	27.9%	127	73	74.2%	73	81	-10.4%
Residential WF	\$450,000	\$0	100.0%	\$652,809	\$447,149	46.0%	\$450,000	\$149,500	201.0%	\$599,900	\$415,000	44.6%	123	90	36.1%	131	101	29.6%
3 & 4 Plex	\$0	\$0	0.0%	\$0	\$0	0.0%	\$0	\$0	0.0%	\$158,000	\$0	100.0%	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	\$208,333	\$0	100.0%	\$251,468	\$223,928	12.3%	\$137,500	\$0	100.0%	\$236,900	\$170,000	39.4%	153	0	100.0%	102	88	16.2%
Townhouses	\$172,967	\$127,111	36.1%	\$260,848	\$174,231	49.7%	\$146,500	\$105,000	39.5%	\$237,000	\$169,900	39.5%	114	78	45.7%	168	108	55.2%
<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>	\$322,000	\$275,000	17.1%	\$494,125	\$343,567	43.8%	\$322,000	\$275,000	17.1%	\$421,000	\$279,000	50.9%	104	29	258.6%	279	296	-5.9%
<b>LOTS:</b>																		
Acreage	\$151,667	\$94,033	61.3%	\$168,596	\$115,717	45.7%	\$135,000	\$104,000	29.8%	\$143,500	\$98,000	46.4%	70	243	-71.1%	141	247	-42.9%
Acreage WF	\$0	\$0	0.0%	\$465,000	\$208,250	123.3%	\$0	\$109,900	0.0%	\$465,000	\$175,000	165.7%	0	501	-100.0%	174	255	-31.8%
Lots	\$111,500	\$61,125	82.4%	\$81,548	\$49,463	64.9%	\$133,000	\$54,000	146.3%	\$80,000	\$45,000	77.8%	150	164	-8.5%	109	255	-57.4%
Lots WF	\$0	\$210,000	-100.0%	\$246,111	\$225,440	9.2%	\$0	\$210,000	-100.0%	\$219,000	\$222,500	-1.6%	0	226	-100.0%	182	153	19.0%
<b>Total</b>																		
<b>I.C. &amp; I.:</b>																		
Business	\$0	\$0	0.0%	\$770,889	\$432,133	78.4%	\$0	\$0	0.0%	\$152,500	\$292,000	-47.8%	0	0	0.0%	162	158	2.3%
Commercial	\$0	\$0	0.0%	\$464,375	\$448,057	3.6%	\$0	\$0	0.0%	\$290,750	\$272,500	6.7%	0	0	0.0%	308	307	0.3%
Land	\$0	\$0	0.0%	\$702,167	\$531,700	32.1%	\$0	\$0	0.0%	\$402,500	\$302,500	33.1%	0	0	0.0%	371	473	-21.6%
Leases	\$12	\$0	100.0%	\$14,431	\$0	100.0%	\$12	\$0	0.0%	\$57,723	\$24,420	136.4%	173	0	100.0%	258	310	-16.7%
<b>Total</b>																		
													125	135		164	220	

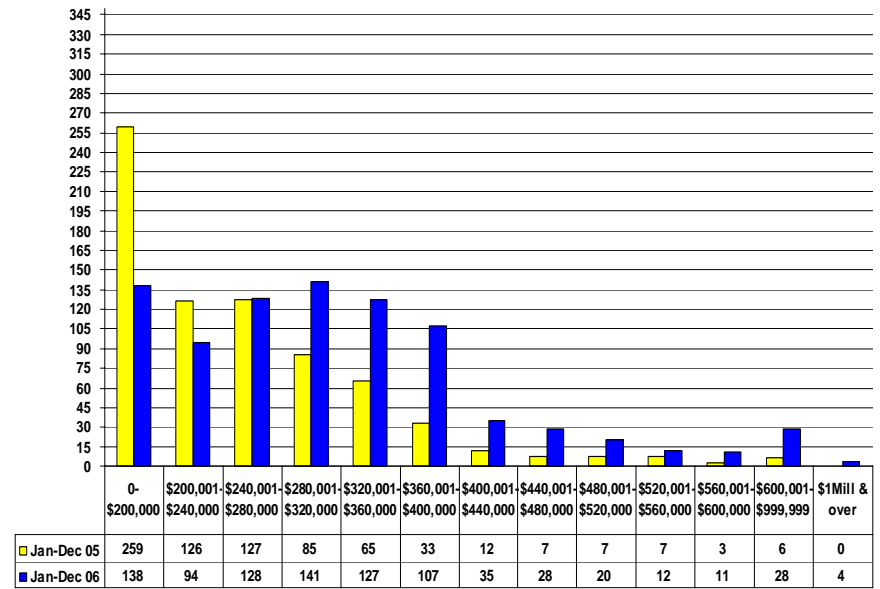
Totals include variables in any given month, due to preceding month's collapsed sales and deleted listings

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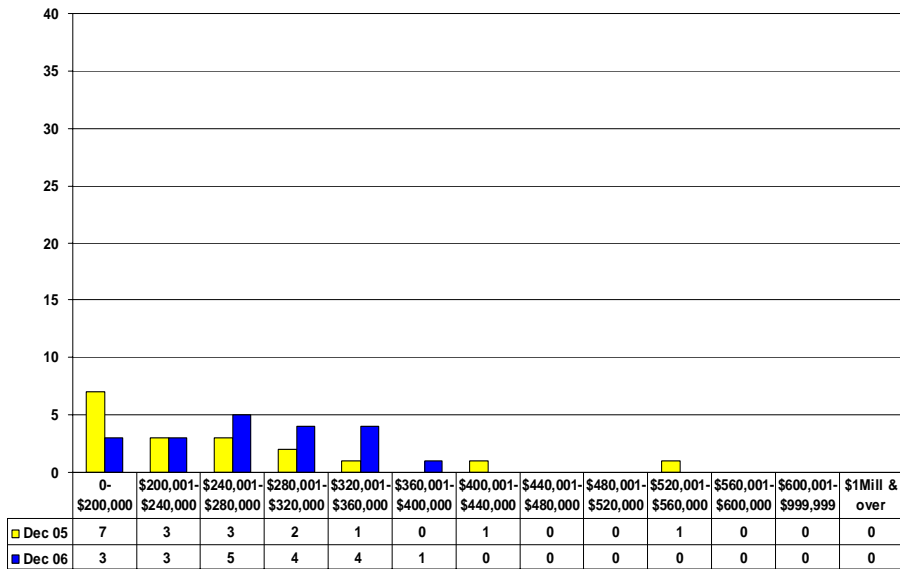
**Shuswap Zone - Single Family Residential December 2006**  
 Monthly Listings By Price Range - Single Family Dwellings Only



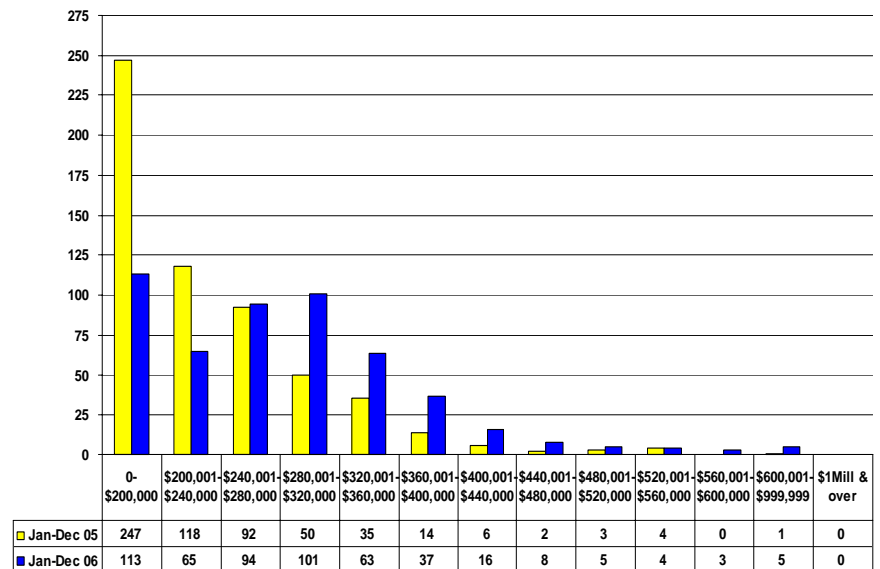
**Shuswap Zone - Single Family Residential 2005 vs 2006**  
 Listings Taken By Price Range - Single Family Dwellings Only



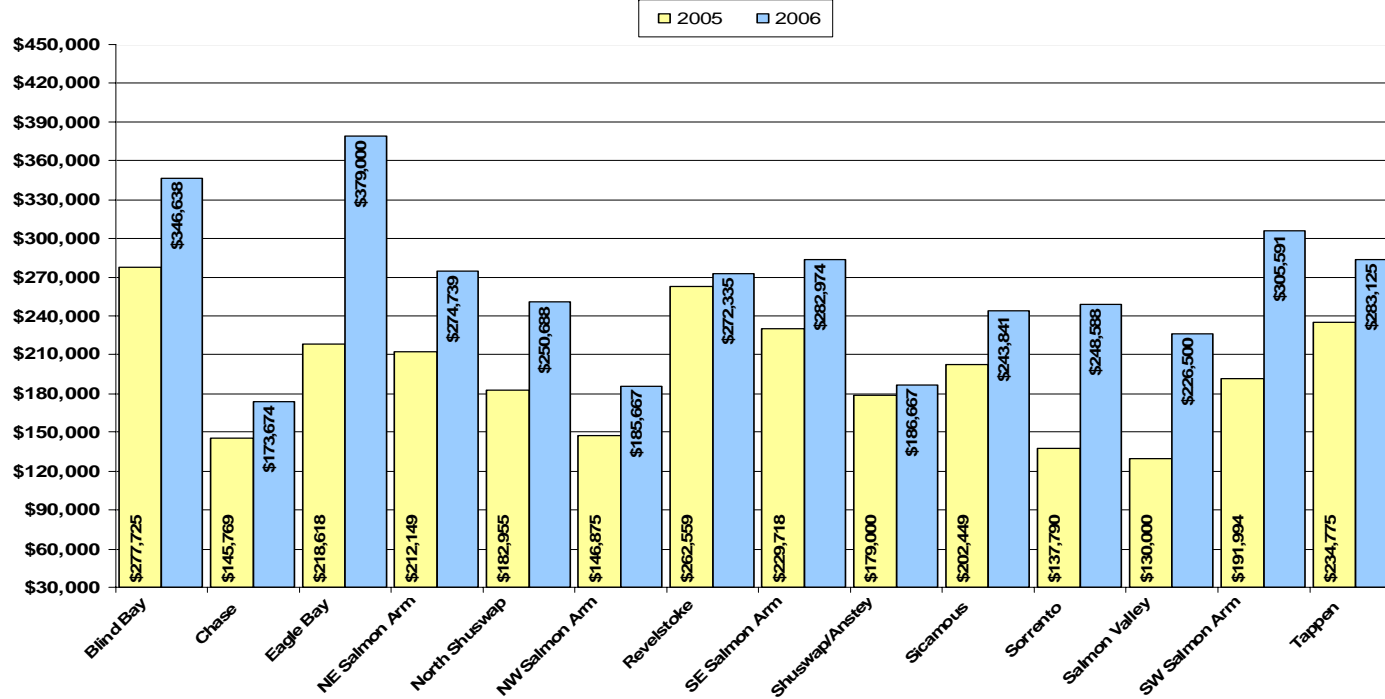
**Shuswap Zone - Single Family Residential - December 2006**  
 Monthly Sales by Price Range - Single Family Dwellings Only



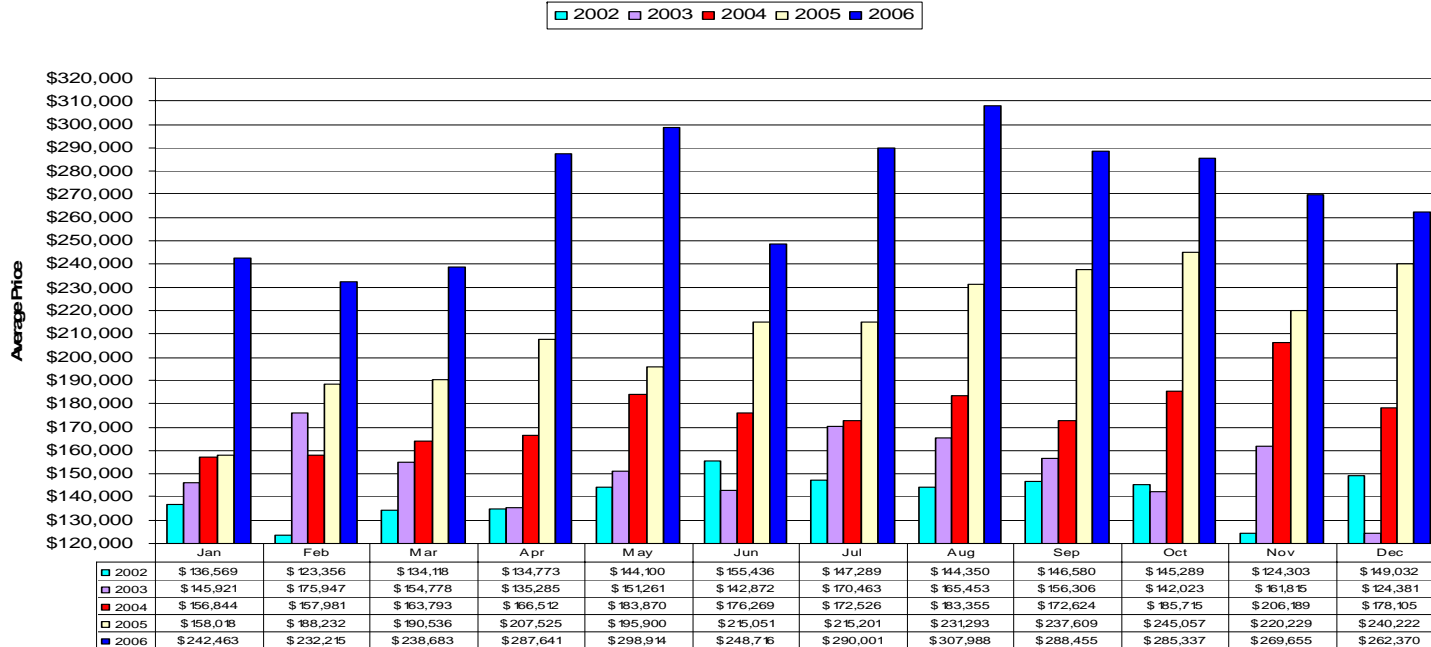
**Shuswap Zone - Single Family Residential 2005 vs 2006**  
 Number of Solds by Price Range - Single Family Dwellings Only



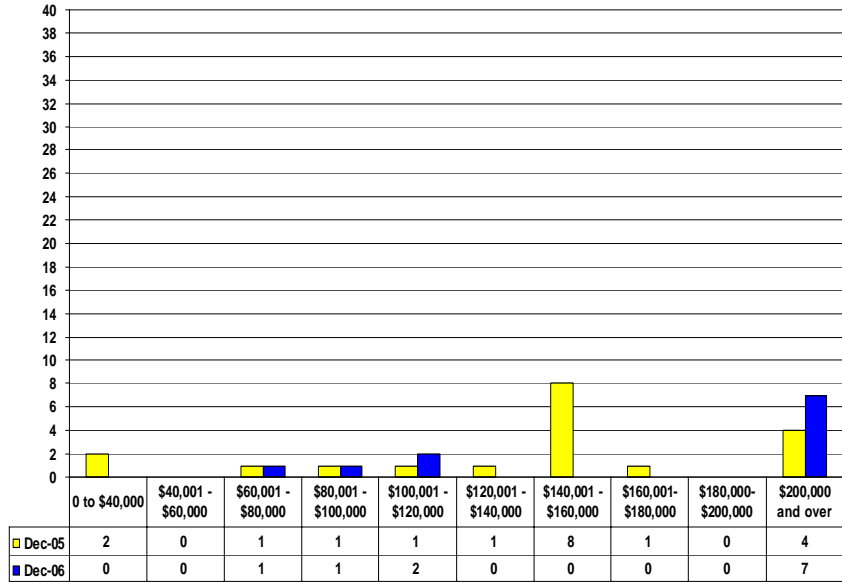
**Shuswap Zone Residential Sub Area Average Prices - 2005 vs 2006 (January to December)**  
**Residential Single Family Only**



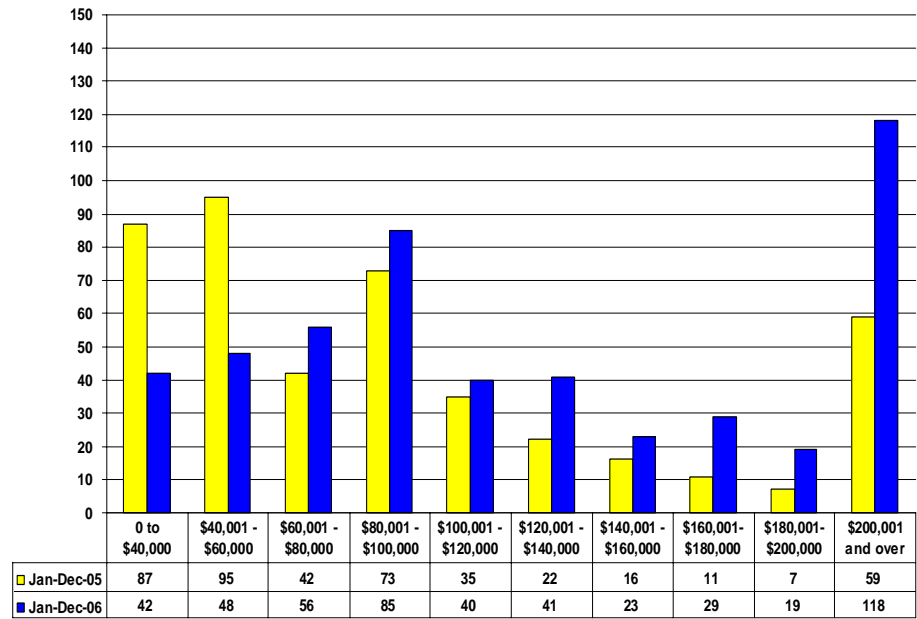
**Shuswap Zone Single Family Residential Average Prices 2002 to 2006**



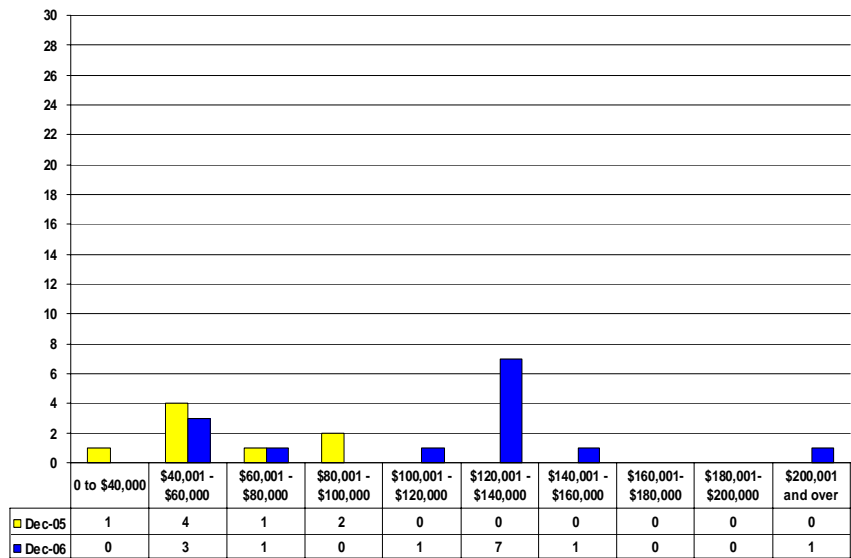
**Shuswap Zone - December 2006**  
 Monthly Listing Comparison By Price Range -  
 Lots, Lots Waterfront, Acreage and Acreage Waterfront



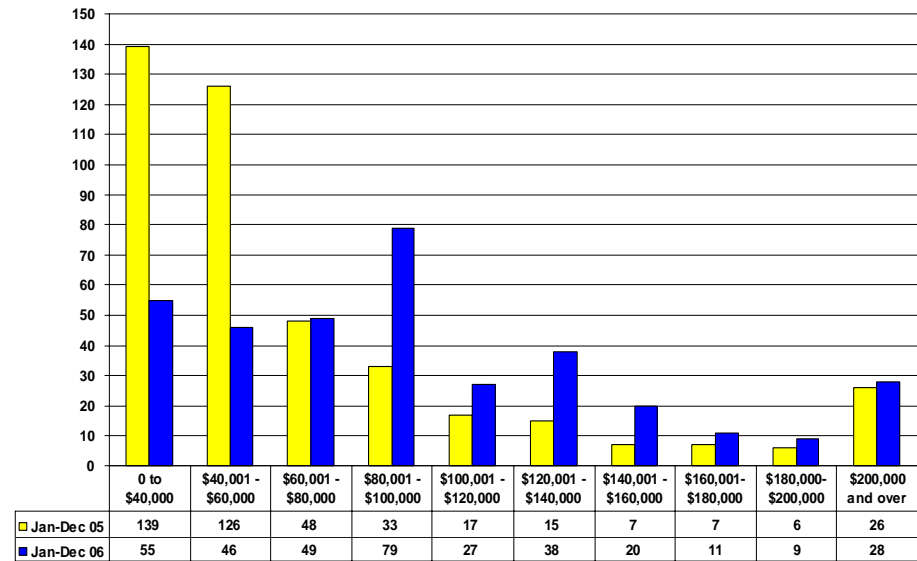
**Shuswap Zone - Lots 2005 vs 2006**  
 Listings Taken By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront

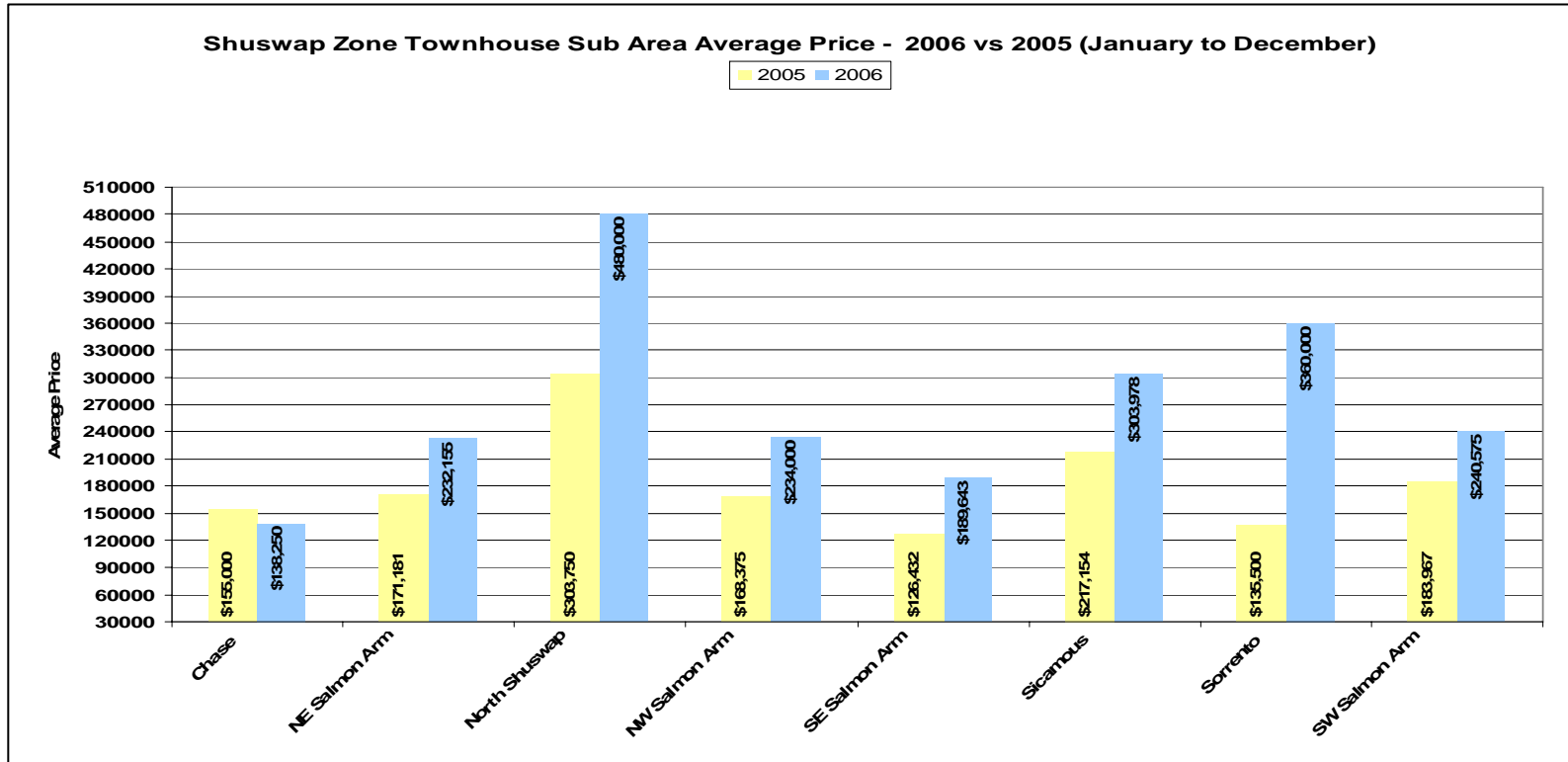
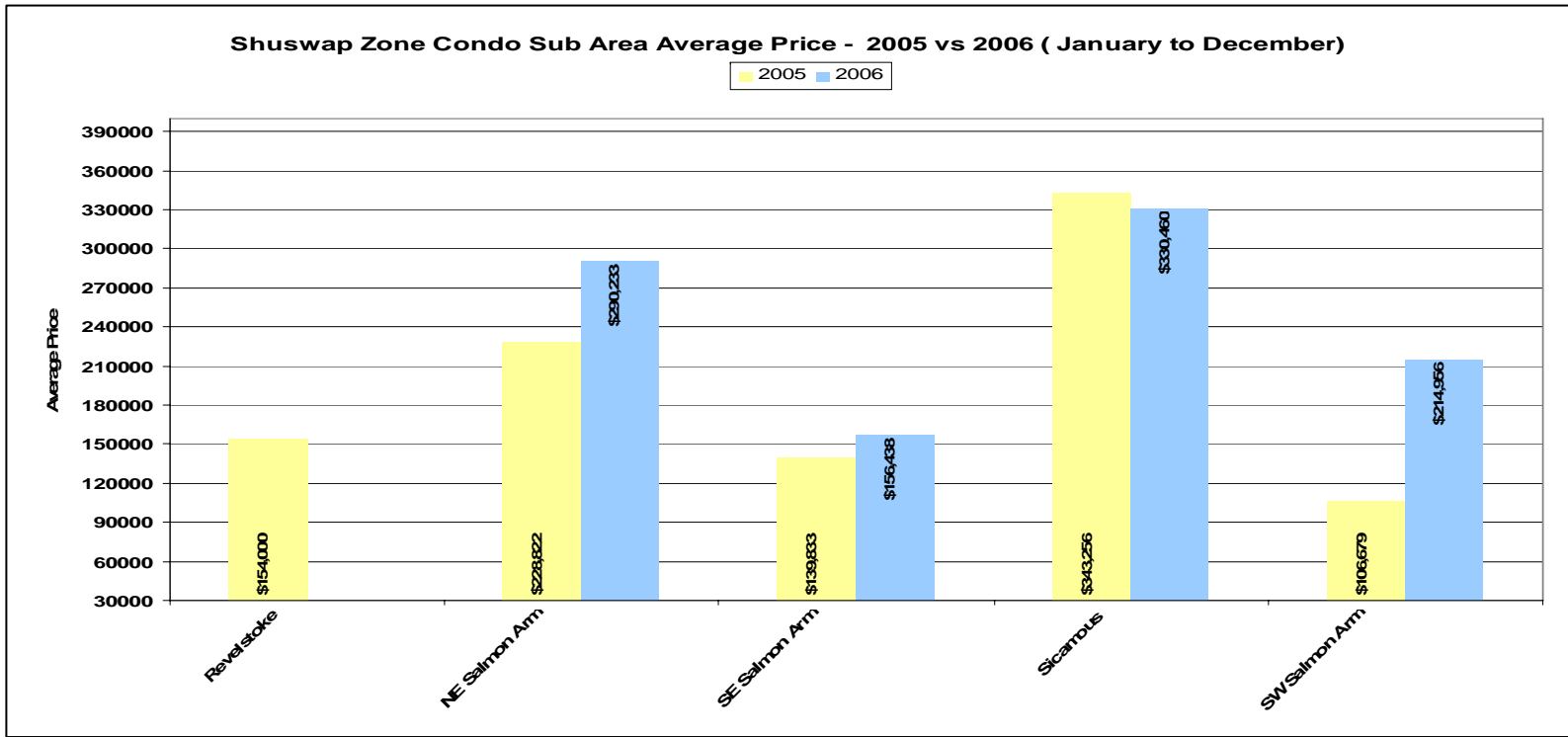


**Shuswap Zone - December 2006**  
 Monthly Sales By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront



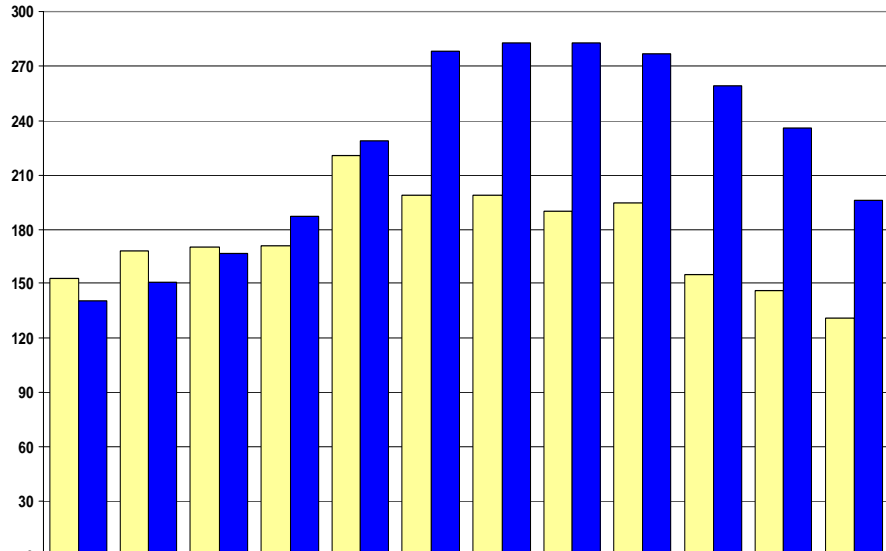
**Shuswap Zone - Lots 2005 vs 2006**  
 Sales By Price Range - Lots, Lots Waterfront, Acreage and Acreage Waterfront





Inventory of Active Listings 2005 vs 2006  
Single Family Residential - Shuswap Zone

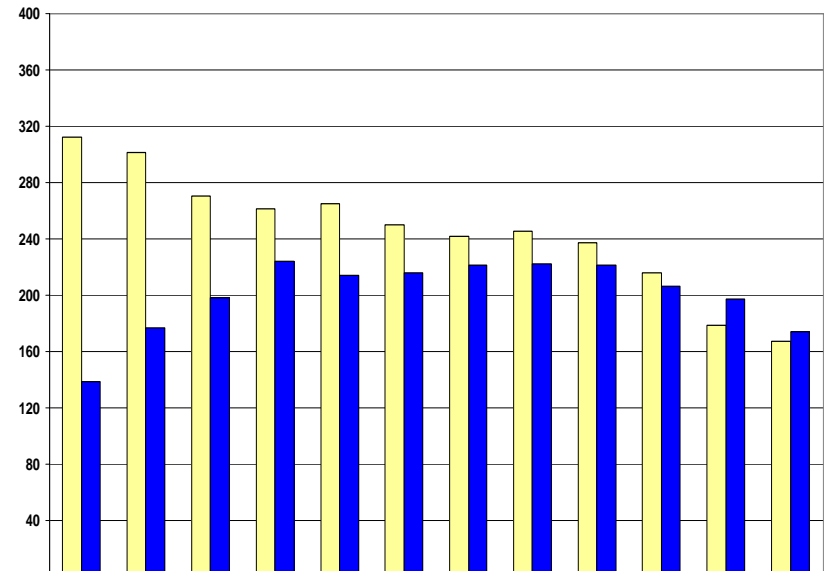
□ 2005 ■ 2006



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
□ 2005	153	168	170	171	221	199	199	190	195	155	146	131
■ 2006	141	151	167	187	229	278	283	283	277	259	236	196

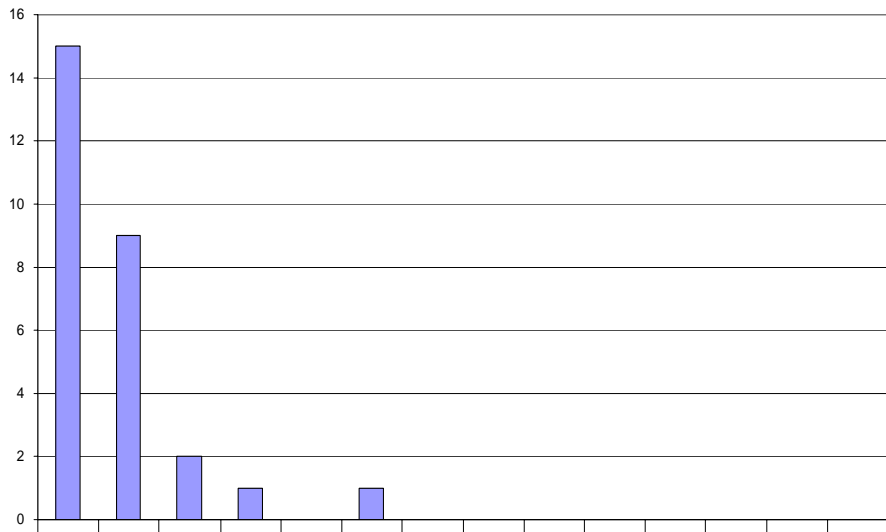
Inventory of Active Listings 2005 vs 2006  
Lots - Shuswap Zone

□ 2005 ■ 2006



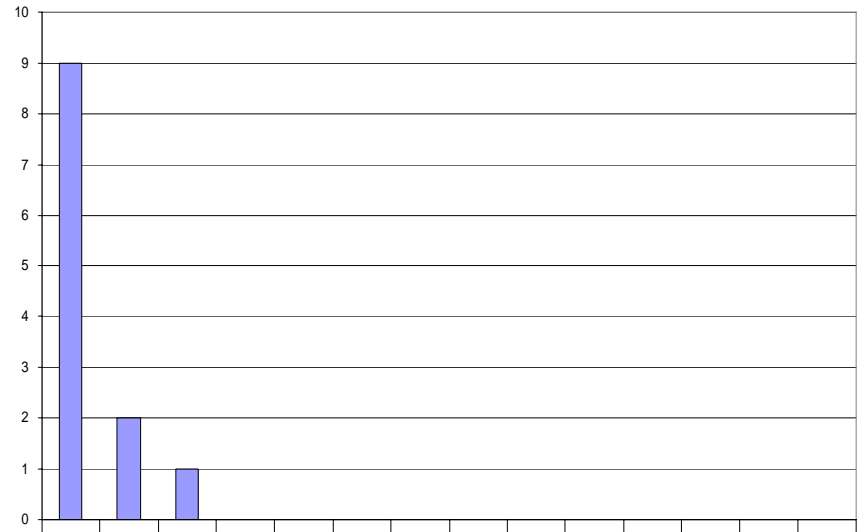
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
□ 2005	312	301	270	261	265	250	242	245	237	216	179	167
■ 2006	139	177	198	224	214	216	221	222	221	206	197	174

Shuswap Zone - Million Dollar Active Residential Properties  
(Includes Residential Single Family, Single Family With Acreage and Single Family Bare Land Strata)



Price Range	Actives
\$1m to \$1.5m	15
\$1.5m to \$2.0m	9
\$2.0m to \$2.5m	2
\$2.5m to \$3.0m	1
\$3.0m to \$3.5m	0
\$3.5m to \$4.0m	1
\$4.0m to \$4.5m	0
\$4.5m to \$5.0m	0
\$5.0m to \$5.5m	0
\$5.5m to \$6.0m	0
\$6.0m to \$6.5m	0
\$6.5m to \$7.0m	0
\$7.0m to \$7.5m	0
\$7.5m to \$8.0m	0

Shuswap Zone - Million Dollar Residential Sales  
(Includes Residential Single Family, Single Family With Acreage and Single Family Bare Land Strata)



Price Range	Actives
\$1m to \$1.5m	9
\$1.5m to \$2.0m	2
\$2.0m to \$2.5m	1
\$2.5m to \$3.0m	0
\$3.0m to \$3.5m	0
\$3.5m to \$4.0m	0
\$4.0m to \$4.5m	0
\$4.5m to \$5.0m	0
\$5.0m to \$5.5m	0
\$5.5m to \$6.0m	0
\$6.0m to \$6.5m	0
\$6.5m to \$7.0m	0
\$7.0m to \$7.5m	0
\$7.5m to \$8.0m	0