

SHUSWAP ZONE MONTHLY STATISTICS

JULY 1 to JULY 31st, 2006

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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
CENTRAL ZONE TOTALS						
Units Listed	794	735	8.0%	5771	5606	2.9%
Units Sold	514	525	-2.1%	3519	3630	-3.1%
Sales Dollars	\$180,968,633	\$155,792,345	16.2%	\$1,184,956,626	\$1,017,708,932	16.4%
List/Sell Ratio	95.29%	94.41%		95.06%	94.49%	
Days to Sell	103	104	-0.8%	117	217	-46.1%
Active Listings	2433	2276	6.9%			
NORTH ZONE TOTALS						
Units Listed	381	387	-1.6%	2728	2587	5.5%
Units Sold	240	247	-2.8%	1634	1770	-7.7%
Sales Dollars	\$69,183,890	\$56,285,848	22.9%	\$453,177,503	\$387,988,758	16.8%
List/Sell Ratio	95.13%	95.43%		91.91%	93.93%	
Days to Sell	170	160	6.0%	171	226	-24.5%
Active Listings	1379	1082	27.4%			
SHUSWAP ZONE TOTALS						
Units Listed	235	215	9.3%	1547	1403	10.3%
Units Sold	148	170	-12.9%	869	875	-0.7%
Sales Dollars	\$37,421,216	\$30,418,632	23.0%	\$214,430,523	\$153,993,713	39.2%
List/Sell Ratio	95.44%	91.92%		93.93%	93.97%	
Days to Sell	145	190	-23.7%	176	226	-22.2%
Active Listings	939	825	13.8%			
GRAND TOTALS						
Units Listed	1410	1337	5.5%	10046	9596	4.7%
Units Sold	902	942	-4.2%	6022	6275	-4.0%
Sales Dollars	\$287,573,739	\$242,496,825	18.6%	\$1,852,564,652	\$1,559,691,403	18.8%
List/Sell Ratio	95.29%	93.92%		93.63%	94.13%	
Days to Sell	139	151	-8.0%	155	223	-30.7%
Active Listings	4751	4183	13.6%			

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SHUSWAP OKANAGAN ZONE

QUICK SUMMARY

July 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>	
July-06	148	\$37,421,216	49	\$14,210,026	235	939	8.8
June-06	142	\$33,017,039	51	\$12,684,500	295	930	
July-05	170	\$30,418,632	72	\$16,811,782	215	825	

Monthly Ratio of Sales versus Inventory All Property Types **15.76%**

<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	6	9	55	10.91%	73
ACREAGE/HOUSE	13	25	109	11.93%	124
LOTS	33	36	151	21.85%	84
RESIDENTIAL	49	84	283	17.31%	69

Average House Price **\$290,001** Median House Price **\$279,500**
 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>June 30/06</u>	<u>June 30/05</u>		
ALL ZONES	1061	960	101	10.52%
CENTRAL ZONE	663	594	69	11.62%
NORTH ZONE	291	271	20	7.38%
SHUSWAP ZONE	107	95	12	12.63%

CURRENT

MANAGING BROKERS	83
SALES REPS	899
PROPERTY MGMNT	15
ASSOCIATE BROKERS	61
EXEMPTION MEMBER	3

TOTALS **1061**

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SHUSWAP ZONE - COMPARATIVE ACTIVITY - LISTING INFORMATION - JULY 2006

	LISTINGS						INVENTORY		
	JUL 2006	JUL 2005	Incr % Decr %	JAN-JUL 2006	JAN-JUL 2005	Incr % Decr %	JUL 2006	JUL 2005	Incr % Decr %
RESIDENTIAL:									
Acreage/House	25	18	38.9%	167	159	5.0%	109	83	31.3%
Duplex	4	0	100.0%	14	6	133.3%	10	2	400.0%
Mobile Homes	15	13	15.4%	97	107	-9.3%	40	36	11.1%
Recreational	5	6	-16.7%	32	24	33.3%	21	11	90.9%
Residential	84	79	6.3%	573	510	12.4%	283	199	42.2%
Residential WF	9	6	50.0%	48	38	26.3%	31	19	63.2%
3 & 4 Plex	0	0	0.0%	1	0	100.0%	1	0	100.0%
Timeshares	1	0	100.0%	2	0	100.0%	2	0	100.0%
Apartments	1	5	-80.0%	44	95	-53.7%	27	60	-55.0%
Townhouses	20	9	122.2%	69	50	38.0%	49	39	25.6%
Total	164	136		1,047	989		573	449	
FARMS:	4	5	-20.0%	24	11	118.2%	17	11	54.5%
MULTI FAMILY:	2	1	100.0%	7	7	0.0%	8	6	33.3%
LOTS:									
Acreage	9	17	-47.1%	73	79	-7.6%	55	55	0.0%
Acreage WF	2	1	100.0%	8	7	14.3%	8	4	100.0%
Lots	32	39	-17.9%	250	180	38.9%	125	168	-25.6%
Lots WF	2	4	-50.0%	19	21	-9.5%	18	15	20.0%
Total	45	61		350	287		206	242	
I.C.& I.:									
Business	11	4	175.0%	61	48	27.1%	62	49	26.5%
Commercial	3	4	-25.0%	29	24	20.8%	34	29	17.2%
Land	6	2	200.0%	17	19	-10.5%	25	26	-3.8%
Leases	0	2	-100.0%	12	18	-33.3%	14	13	7.7%
Total	20	12		119	109		135	117	
GRAND TOTALS	235	215	9.3%	1,547	1,403	10.3%	939	825	13.8%

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 - JULY 2006

	UNIT SALES						SALES \$ VOLUME			List Sell Ratio	SALES \$ VOLUME			List Sell Ratio				
	JUL	JUL	Incr %	YTD	YTD	Incr %	JUL	JUL	Incr %		JUL	JUL	JAN-JUL		JAN-JUL	Incr %	J-JL	J-JL
	2006	2005	Decr %	2006	2005	Decr %	2006	2005	Decr %		2006	2005	2006		2005	Decr %	2006	2005
RESIDENTIAL:																		
Acreage/House	13	17	-23.5%	64	81	-21.0%	\$4,454,390	\$4,347,250	2.5%	97.28%	95.64%	\$25,628,940	\$23,982,275	6.9%	96.04%	95.81%		
Duplex	1	1	0.0%	5	3	66.7%	\$112,500	\$160,000	0.0%	94.62%	96.97%	\$560,500	\$530,000	5.8%	92.65%	97.55%		
Mobile Homes	11	16	-31.3%	74	95	-22.1%	\$651,800	\$970,950	-32.9%	91.01%	92.02%	\$4,055,850	\$4,424,360	-8.3%	90.87%	89.38%		
Recreational	4	0	100.0%	15	10	50.0%	\$973,000	\$0	100.0%	98.03%	0.00%	\$3,324,000	\$2,280,001	45.8%	92.06%	92.34%		
Residential	49	72	-31.9%	314	342	-8.2%	\$14,210,026	\$16,811,782	-15.5%	96.10%	96.51%	\$84,121,172	\$70,237,561	19.8%	96.84%	96.46%		
Residential WF	7	4	75.0%	28	19	47.4%	\$3,855,900	\$1,211,000	218.4%	92.15%	90.80%	\$18,750,900	\$8,346,400	124.7%	94.90%	95.48%		
3 & 4 Plex	0	0	0.0%	0	0	0.0%	\$0	\$0	0.0%	0.00%	0.00%	\$0	\$0	0.0%	0.00%	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	8	2	300.0%	30	25	20.0%	\$1,628,300	\$354,000	360.0%	98.42%	97.21%	\$7,544,304	\$3,400,500	121.9%	98.44%	96.28%		
Townhouses	8	5	60.0%	54	35	54.3%	\$2,312,300	\$1,177,800	96.3%	98.13%	99.64%	\$14,018,057	\$5,927,400	136.5%	98.94%	97.42%		
Total	101	117		584	610		\$28,198,216	\$25,032,782				\$158,003,723	\$119,128,497					
FARMS:	1	0	100.0%	6	3	100.0%	\$640,000	\$0	100.0%	98.61%	91.43%	\$5,635,000	\$1,868,000	201.7%	89.30%	88.01%		
MULTI FAMILY:	0	1	0.0%	4	9	-55.6%	\$0	\$1,041,000	0.0%	0.00%	94.64%	\$2,579,000	\$3,302,000	-21.9%	97.71%	93.92%		
LOTS:																		
Acreage	6	8	-25.0%	48	38	26.3%	\$894,900	\$1,438,000	-37.8%	92.26%	95.64%	\$7,858,700	\$4,191,535	87.5%	94.61%	93.23%		
Acreage WF	1	2	-50.0%	2	4	-50.0%	\$3,410,000	\$572,000	496.2%	93.89%	97.83%	\$930,000	\$833,000	11.6%	86.25%	96.35%		
Lots	33	37	-10.8%	187	168	11.3%	\$2,718,100	\$1,475,850	84.2%	97.37%	90.02%	\$14,922,100	\$7,226,831	106.5%	95.24%	92.94%		
Lots WF	2	1	100.0%	6	11	-45.5%	\$505,000	\$210,000	140.5%	93.56%	95.89%	\$1,461,000	\$2,268,000	-35.6%	96.86%	92.80%		
Total	42	48		243	221		\$7,528,000	\$3,695,850				\$25,171,800	\$14,519,366					
I.C. & I.:																		
Business	0	1	-100.0%	11	9	22.2%	\$0	\$55,000	-100.0%	0.00%	61.18%	\$10,425,000	\$5,224,000	99.6%	90.57%	91.23%		
Commercial	1	2	-50.0%	12	15	-20.0%	\$430,000	\$474,000	-9.3%	93.89%	88.93%	\$6,030,000	\$5,805,150	3.9%	91.01%	93.46%		
Land	3	1	200.0%	8	8	0.0%	\$625,000	\$120,000	420.8%	96.30%	86.33%	\$6,531,000	\$4,146,700	57.5%	94.46%	94.88%		
Leases	0	0	0.0%	1	0	100.0%	\$0	\$0	0.0%	0.00%	0.00%	\$55,000	\$0	0.0%	0.00%	0.00%		
Total	4	4		32	32		\$1,055,000	\$649,000				\$23,041,000	\$15,175,850					
GRAND TOTALS	148	170	-12.9%	869	875	-0.7%	\$37,421,216	\$30,418,632	23.0%	95.44%	91.92%	\$214,430,523	\$153,993,713	39.25%	93.93%	93.97%		

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 - JULY 2006

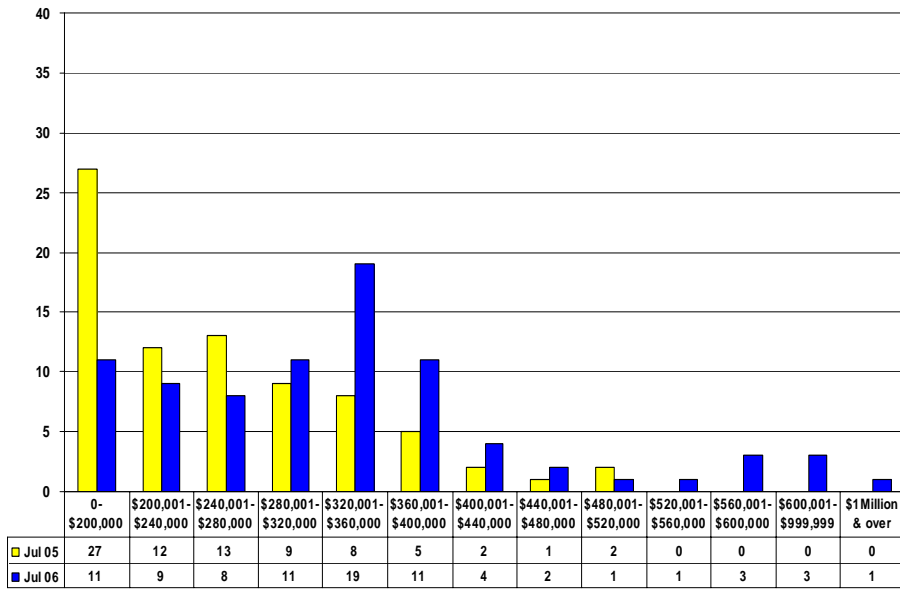
	AVG SALE PRICE						MEDIAN PRICE						NUMBER DAYS TO SELL					
	JUL 2006	JUL 2005	Incr % Decr %	JAN-JUL 2006	JAN-JUL 2005	Incr % Decr %	JUL 2006	JUL 2005	Incr % Decr %	JAN-JUL 2006	JAN-JUL 2005	Incr % Decr %	JUL 2006	JUL 2005	Incr % Decr %	JAN-JUL 2006	JAN-JUL 2005	Incr % Decr %
RESIDENTIAL:																		
Acreage/House	\$342,645	\$255,721	34.0%	\$400,452	\$296,077	35.3%	\$380,000	\$222,000	71.2%	\$347,350	\$268,000	29.6%	124	114	8.6%	114	105	8.4%
Duplex	\$112,500	\$0	0.0%	\$112,100	\$176,667	-36.5%	\$112,500	\$160,000	0.0%	\$112,000	\$178,000	-37.1%	159	14	0.0%	119	57	108.1%
Mobile Homes	\$59,255	\$60,684	-2.4%	\$54,809	\$46,572	17.7%	\$41,000	\$63,750	-35.7%	\$47,950	\$37,000	29.6%	60	167	-63.9%	64	528	-88.0%
Recreational	\$243,250	\$0	100.0%	\$221,600	\$228,000	-2.8%	\$178,000	\$0	#DIV/0!	\$156,000	\$87,500	78.3%	107	0	100.0%	113	196	-42.2%
Residential	\$290,001	\$233,497	24.2%	\$267,902	\$205,373	30.4%	\$279,500	\$239,000	16.9%	\$271,000	\$205,000	32.2%	61	67	-8.8%	67	83	-19.7%
Residential WF	\$550,843	\$302,750	81.9%	\$669,675	\$439,284	52.4%	\$451,500	\$298,000	51.5%	\$543,950	\$415,000	31.1%	119	150	-21.0%	134	140	-4.6%
3 & 4 Plex	\$0	\$0	0.0%	\$0	\$0	0.0%	\$0	\$0	0.0%	\$0	\$0	0.0%	0	0	0.0%	0	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	\$203,538	\$177,000	15.0%	\$251,477	\$136,020	84.9%	\$173,500	\$177,000	-2.0%	\$240,900	\$112,000	115.1%	112	148	-24.3%	90	69	30.2%
Townhouses	\$289,038	\$235,560	22.7%	\$259,594	\$169,354	53.3%	\$237,400	\$172,500	37.6%	\$237,000	\$159,900	48.2%	116	105	10.5%	179	92	94.5%
Total																		
FARMS:	\$640,000	\$0	100.0%	\$939,167	\$622,667	50.8%	\$607,500	\$0	#DIV/0!	\$920,000	\$480,000	91.7%	52	258	-79.8%	146	523	-72.0%
MULTI FAMILY:	\$0	\$0	0.0%	\$644,750	\$366,889	75.7%	\$0	\$1,041,000	0.0%	\$584,500	\$320,000	82.7%	0	33	0.0%	367	180	104.0%
LOTS:																		
Acreage	\$149,150	\$179,750	-17.0%	\$163,723	\$110,304	48.4%	\$141,450	\$150,000	-5.7%	\$143,000	\$88,250	62.0%	73	98	-25.7%	147	281	-47.5%
Acreage WF	\$3,410,000	\$286,000	1092.3%	\$465,000	\$208,250	123.3%	\$660,000	\$286,000	130.8%	\$465,000	\$180,500	157.6%	93	194	-52.1%	174	194	-10.3%
Lots	\$82,367	\$39,888	106.5%	\$79,797	\$43,017	85.5%	\$86,500	\$40,000	116.3%	\$80,000	\$42,000	90.5%	90	359	-75.0%	112	334	-66.5%
Lots WF	\$252,500	\$210,000	20.2%	\$243,500	\$206,182	18.1%	\$252,500	\$210,000	20.2%	\$197,000	\$230,000	-14.3%	69	301	-77.1%	129	127	1.6%
Total																		
I.C. & I.:																		
Business	\$0	\$55,000	-100.0%	\$947,727	\$580,444	63.3%	\$0	\$55,000	-100.0%	\$155,000	\$387,000	-59.9%	0	93	-100.0%	176	104	69.2%
Commercial	\$0	\$237,000	-100.0%	\$502,500	\$387,010	29.8%	\$430,000	\$237,000	81.4%	\$260,000	\$275,000	-5.5%	214	533	-59.8%	362	375	-3.4%
Land	\$208,333	\$120,000	73.6%	\$816,375	\$518,338	57.5%	\$625,000	\$120,000	420.8%	\$440,000	\$301,000	46.2%	722	402	79.6%	348	452	-22.9%
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																		
													145	190		176	226	

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

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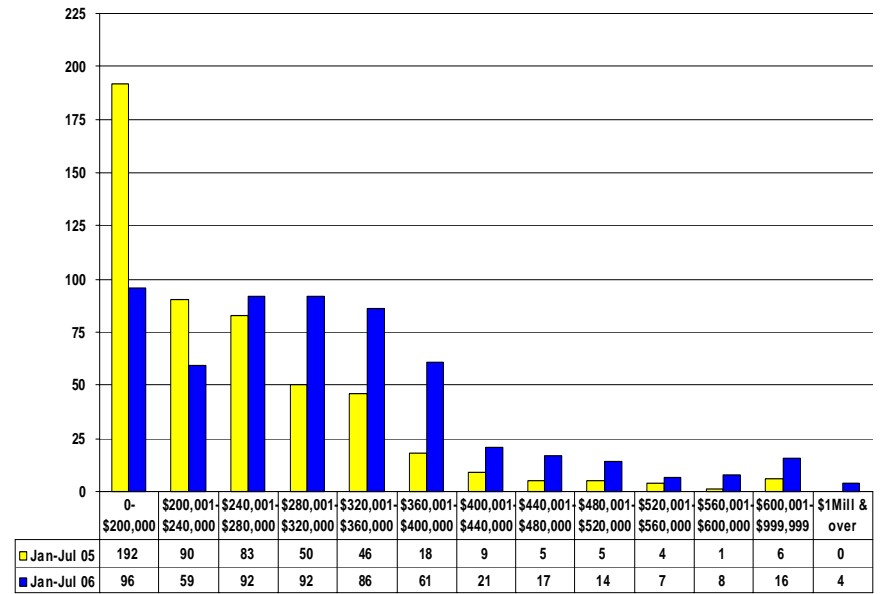
Shuswap Zone - Single Family Residential July 2006
 Monthly Listings By Price Range - Single Family Dwellings Only

Jul 05 Jul 06



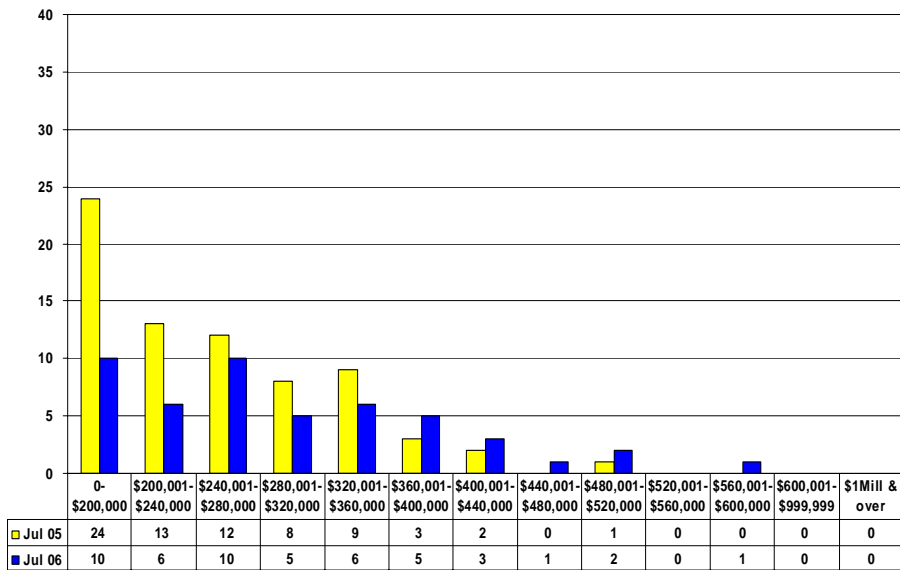
Shuswap Zone - Single Family Residential 2005 vs 2006
 Listings Taken By Price Range - Single Family Dwellings Only

Jan-Jul 05 Jan-Jul 06

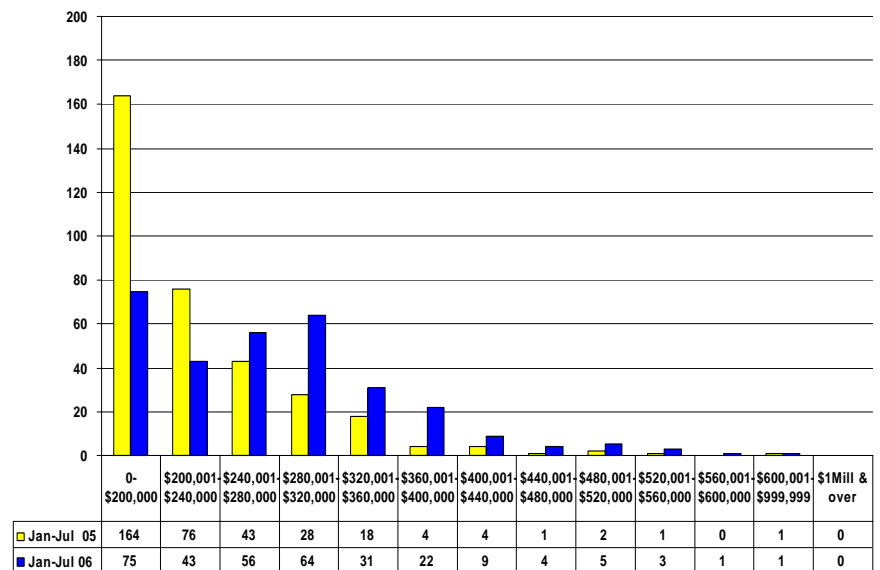


Shuswap Zone - Single Family Residential July 2006
 Monthly Sales by Price Range - Single Family Dwellings Only

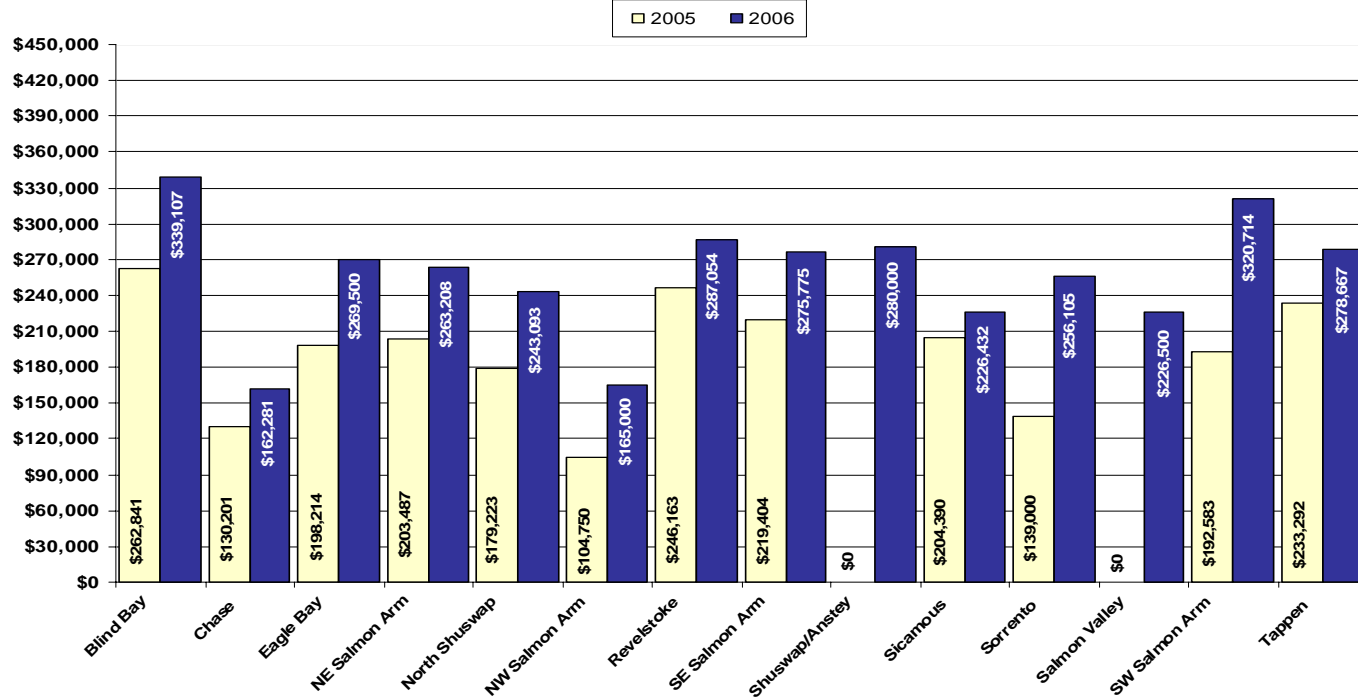
Jul 05 Jul 06



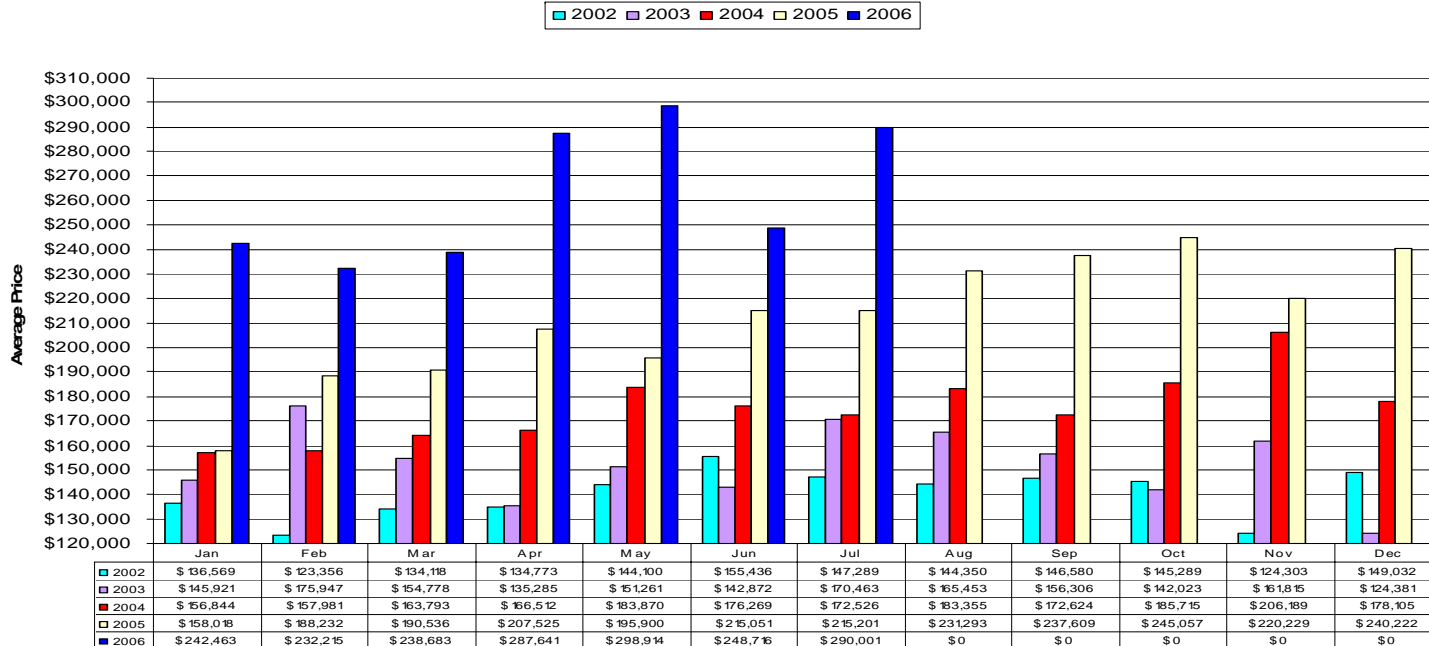
Shuswap Zone - Single Family Residential 2005 vs 2006
 Number of Solds by Price Range - Single Family Dwellings Only



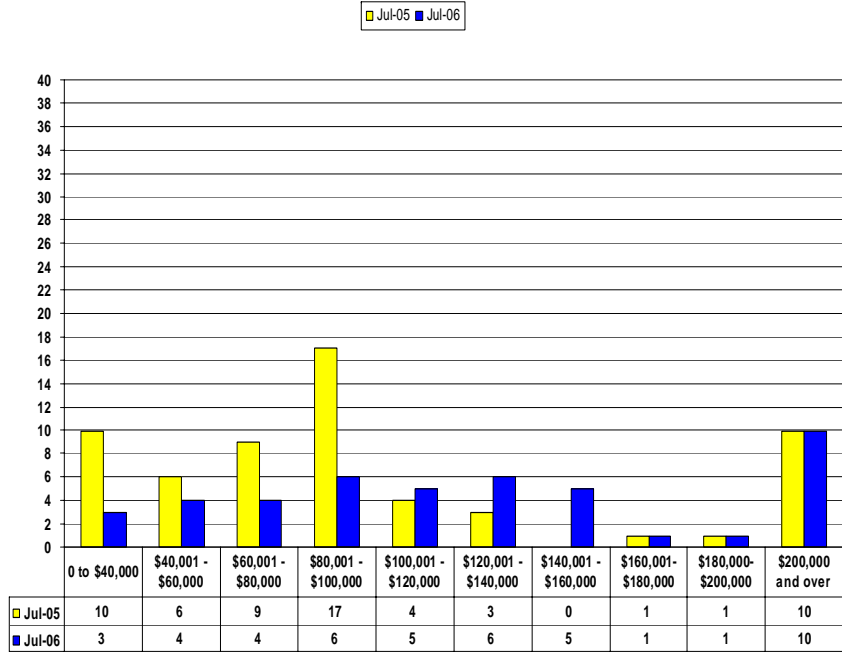
Shuswap Zone Residential Sub Area Average Prices - 2005 vs 2006 (January to July)
Residential Single Family Only



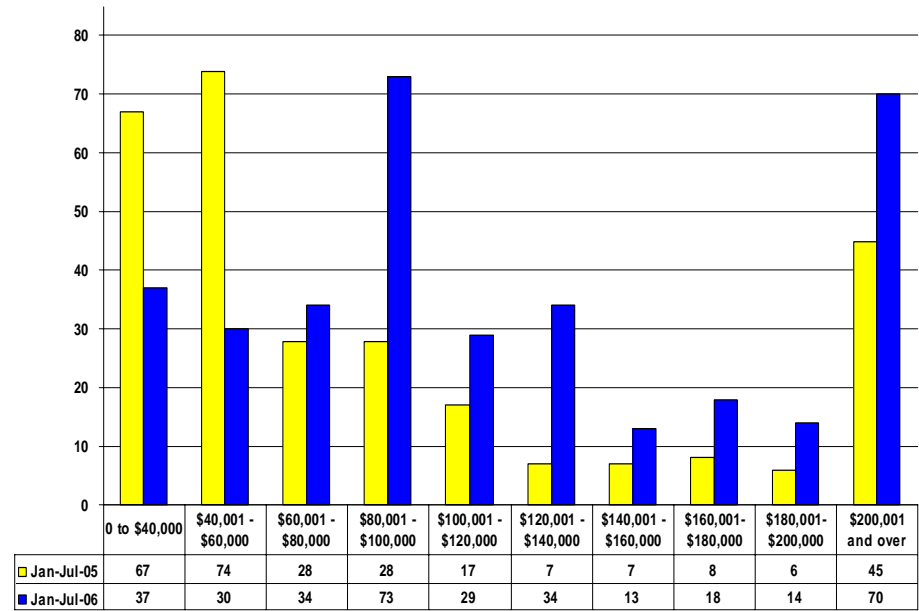
Shuswap Zone Single Family Residential Average Prices 2002 to 2006



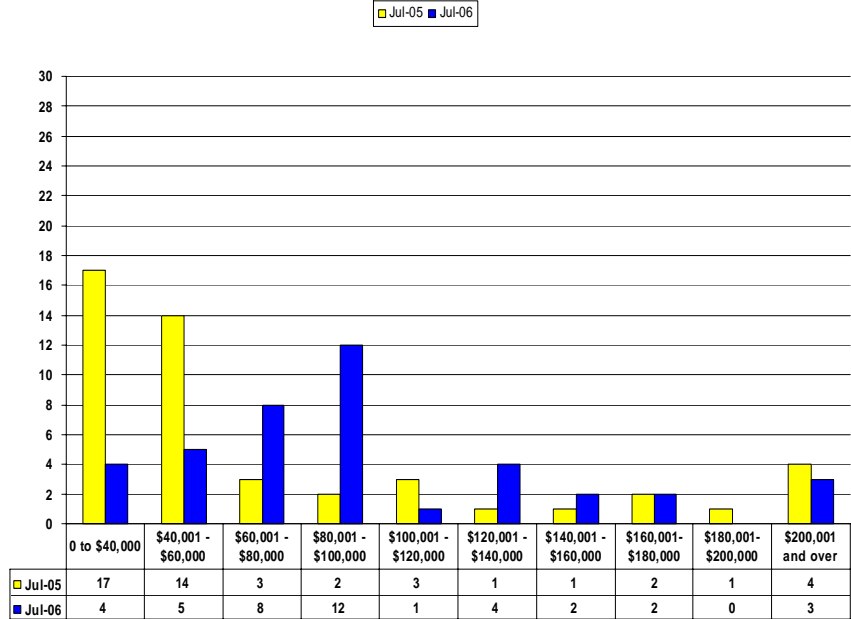
Shuswap Zone - July 2006
 Monthly Listing Comparison By Price Range -
 Lots, Lots Waterfront, Acreage and Acreage Waterfront



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



Shuswap Zone - July 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

