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*North Shuswap*  
**2006 Second Quarter Report – July 2006**

The numbers say allot, so let's have a look ...

For the first half of 2006 the Multiple Listing Service shows 59 Lots and 39 Residence sold in the North Shuswap. Just a few years ago that would have represented a full year of sales.

There are 108 Active Listings and some of those have offers.

Lakeshore finds 5 Lots and 11 Residences sold for the first half of 2006. That is about normal.

1/3 of my Buyers are from Alberta, 1/3 are from Greater Vancouver and 1/3 from the Kamloops / Kelowna corridor. Again, normal.

Selling Price averaged over 96% of List Price for the first 6 months of 2006. Yet again, normal.

The first half of this year saw almost 19 million dollars worth of real estate sell in the North Shuswap through the MLS system. That's well above historic norms.

The leading edge of the Baby-Boom is 60 this year. Enquiries from retiring Boomers is up. Most buyers today demand a good Lakeview. Lakeview Lots are most in demand with Lakeview homes close behind.

Lakeshore sales are normal but enquiries are way down. Acreages continue to be slow. The star of the show has to be the Anglemont Lot. These are the same Lots that sold in the \$12,000 range a few years ago and are now in the \$30,000's and \$40,000's with 3 great Lots selling in the \$50,000's. You should expect a good Lakeview Lot in Celista to be well over 100K. Don't hold your breath if you are waiting for prices to drop.

Al Christopherson – Realtor  
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