

# **Shuswap Zone Monthly Statistics**

February 2008

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

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# Zone Totals

Description	Current Month This Year	Last Year	Increase	This YTD	Last YTD	Increase
<b>Year = 2008</b>						
<b>Month = February</b>						
<b>Area = Central Zone</b>						
1 Units Listed	1091	924	18.07%	2059	1755	17.32%
2 Units Sold	419	444	-5.63%	741	797	-7.03%
3 Sales Volume	\$161,419,600.	\$179,300,192.	-9.97%	\$293,321,792.	\$304,644,960.	-3.72%
4 List/Sell Ratio	96.53%	96.42%		96.25%	96.35%	
5 Days to Sell	82	76	7.89%	82	79	3.80%
6 Active Listings	3456	2867	20.54%			
<b>Area = North Zone</b>						
1 Units Listed	366	318	15.09%	733	568	29.05%
2 Units Sold	171	168	1.79%	291	311	-6.43%
3 Sales Volume	\$64,692,696.	\$48,605,972.	33.10%	\$106,984,696.	\$89,629,400.	19.36%
4 List/Sell Ratio	95.97%	96.18%		95.70%	96.15%	
5 Days to Sell	96	102	-5.88%	100	101	-0.99%
6 Active Listings	1527	1339	14.04%			
<b>Area = Shuswap Zone</b>						
1 Units Listed	204	220	-7.27%	442	353	25.21%
2 Units Sold	65	104	-37.50%	135	176	-23.30%
3 Sales Volume	\$20,927,130.	\$26,591,114.	-21.30%	\$43,943,072.	\$48,839,472.	-10.03%
4 List/Sell Ratio	93.78%	95.31%		95.12%	94.98%	
5 Days to Sell	120	145	-17.24%	109	134	-18.66%
6 Active Listings	1008	782	28.90%			
<b>Area = Grand Total</b>						
1 Units Listed	1661	1462	13.61%	3234	2676	20.85%
2 Units Sold	655	716	-8.52%	1167	1284	-9.11%
3 Sales Volume	\$247,039,424.	\$254,497,280.	-2.93%	\$444,249,568.	\$443,113,824.	0.26%
4 List/Sell Ratio	96.11%	96.20%		95.98%	96.11%	
5 Days to Sell	89	92	-3.26%	90	92	-2.17%
6 Active Listings	5991	4988	20.11%			

# Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	65	\$20,927,130.	20	\$7,445,250.
Last Month	70	\$23,015,942.	26	\$9,141,325.
This Month Last Year	104	\$26,591,114.	46	\$13,412,300.

Description	Total Listings Taken	Inventory
This Month	204	1008
Last Month	238	928
This Month Last Year	220	782

# Quick Summary Part 2

	Description	This Month
Year = 2008		
Month = 2		
Area = SH		
7	Ratio of Sales vs. Inventory	6.45%
8	Condo/Apt -- Sales	12
9	Condo/Apt -- New Listings	7
10	Condo/Apt -- Current Inventory	75
11	Condo/Apt -- Sell/Inv. Ratio	16.00%
12	Condo/Apt -- Days to Sell	120
13	Condo/Townhouse -- Sales	9
14	Condo/Townhouse -- New Listings	18
15	Condo/Townhouse -- Current Inventory	55
16	Condo/Townhouse -- Sell/Inv. Ratio	16.36%
17	Condo/Townhouse -- Days to Sell	87
18	Lots -- Sales	8
19	Lots -- New Listings	53
20	Lots -- Current Inventory	294
21	Lots -- Sell/Inv. Ratio	2.72%
22	Lots -- Days to Sell	124
23	Residential -- Sales	20
24	Residential -- New Listings	61
25	Residential -- Current Inventory	252
26	Residential -- Sell/Inv. Ratio	7.94%
27	Residential -- Days to Sell	107
28	Average House Price	\$372,262.50
29	Median House Price	\$366,500.

## Comparative Activity -- Listing Information

Description	LIST This Mo	This Mo Last Yr	Incr/Decr%	This YTD	Last YTD	Incr/Decr%	INVENT This Mo	This Mo Last Yr	Incr/Decr%
<b>Zone = SH</b>									
1 Acreage/House	15	16	-6.25%	32	27	18.52%	95	69	37.68%
2 Duplex	1	1	0.00%	1	2	-50.00%	2	5	-60.00%
3 Mobile Home	12	14	-14.29%	21	19	10.53%	35	30	16.67%
4 Recreational	5	5	0.00%	7	9	-22.22%	16	18	-11.11%
5 Residential	61	79	-22.78%	146	130	12.31%	252	206	22.33%
6 Residential WF	7	7	0.00%	20	16	25.00%	45	47	-4.26%
7 3/4-Plex	0	1	-100.00%	0	1	-100.00%	1	1	0.00%
8 Timeshare	0	0	0.00%	0	0	0.00%	0	1	-100.00%
9 Apartment	7	1	600.00%	17	2	750.00%	75	14	435.71%
10 Townhouse	18	27	-33.33%	41	37	10.81%	55	72	-23.61%
11 RES. TOTAL	126	151	-16.56%	285	243	17.28%	576	463	24.41%
12 FARMS	5	2	150.00%	6	4	50.00%	25	19	31.58%
13 MULTIFAMILY	1	0	0.00%	1	1	0.00%	3	4	-25.00%
14 Acreage	11	8	37.50%	24	12	100.00%	68	59	15.25%
15 Acreage WF	2	1	100.00%	7	2	250.00%	7	12	-41.67%
16 Lots	35	39	-10.26%	54	58	-6.90%	182	113	61.06%
17 Lots WF	5	1	400.00%	31	3	933.33%	37	7	428.57%
18 LOTS TOTAL	53	49	8.16%	117	75	56.00%	294	191	53.93%
19 Business	10	5	100.00%	12	10	20.00%	41	44	-6.82%
20 Commercial	4	7	-42.86%	10	10	0.00%	30	26	15.38%
21 Land	5	5	0.00%	7	9	-22.22%	28	23	21.74%
22 Leases	0	1	-100.00%	4	1	300.00%	11	12	-8.33%
23 IC&I TOTAL	19	18	5.56%	33	30	10.00%	110	105	4.76%
24 GRAND TOTAL	204	220	-7.27%	442	353	25.21%	1008	782	28.90%

## Comparative Activity -- Sales Information (Month)

Description	UNIT SALES Mo	Last Yr	Incr/Decr%	SALES VOL Mo	Last Yr	Incr/Decr%	L/S RATIO Month	Last Yr
<b>Area = SH</b>								
1 Acreage/House	2	8	-75.00%	\$1,170,000.	\$3,937,500.	-70.29%	94.42%	95.18%
2 Duplex	2	0	0.00%	\$465,000.	\$0.	0.00%	93.94%	0.00%
3 Mobile Home	6	11	-45.45%	\$620,400.	\$730,200.	-15.04%	91.39%	95.26%
4 Recreational	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
5 Residential	20	46	-56.52%	\$7,445,250.	\$13,412,300.	-44.49%	94.34%	94.48%
6 Residential WF	0	1	-100.00%	\$0.	\$1,125,000.	0.00%	0.00%	93.75%
7 3/4-Plex	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	12	8	50.00%	\$6,032,480.	\$1,294,300.	366.08%	97.94%	97.42%
10 Townhouse	9	8	12.50%	\$2,710,800.	\$2,605,000.	4.06%	97.16%	95.86%
11 RES. TOTAL	51	82	-37.80%	\$18,443,930.	\$23,104,300.	-20.17%	95.33%	95.07%
12 FARMS	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	2	3	-33.33%	\$590,500.	\$1,439,000.	-58.96%	95.23%	98.27%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	5	15	-66.67%	\$708,500.	\$1,124,000.	-36.97%	96.00%	96.40%
17 Lots WF	1	0	0.00%	\$675,000.	\$0.	0.00%	90.01%	0.00%
18 LOTS TOTAL	8	18	-55.56%	\$1,974,000.	\$2,563,000.	-22.98%	95.05%	96.71%
19 Business	2	1	100.00%	\$68,500.	\$355,000.	-80.70%	52.27%	96.20%
20 Commercial	0	1	-100.00%	\$0.	\$425,000.	0.00%	0.00%	89.47%
21 Land	1	0	0.00%	\$423,000.	\$0.	0.00%	89.05%	0.00%
22 Leases	3	2	50.00%	\$17,700.51	\$143,813.50	-87.69%	93.17%	0.00%
23 IC&I TOTAL	6	4	50.00%	\$509,200.53	\$923,813.50	-44.88%	75.98%	92.83%
24 GRAND TOTAL	65	104	-37.50%	\$20,927,130.	\$26,591,114.	-21.30%	93.78%	95.31%

## Comparative Activity -- Sales Information (YTD)

Description	UNIT SALES YTD	Last YTD	Incr/Decr%	SALES VOL YTD	Last YTD	Incr/Decr%	L/S RATIO YTD	Last YTD
<b>Area = SH</b>								
1 Acreage/House	5	17	-70.59%	\$2,438,000.	\$7,062,500.	-65.48%	96.33%	93.21%
2 Duplex	2	1	100.00%	\$465,000.	\$177,000.	162.71%	93.94%	95.67%
3 Mobile Home	12	17	-29.41%	\$1,656,900.	\$1,136,200.	45.83%	90.81%	90.76%
4 Recreational	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
5 Residential	46	70	-34.29%	\$16,586,575.	\$20,570,700.	-19.37%	95.36%	95.20%
6 Residential WF	0	6	-100.00%	\$0.	\$6,741,205.	0.00%	0.00%	98.40%
7 3/4-Plex	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	26	13	100.00%	\$12,688,310.	\$2,358,200.	438.05%	98.66%	96.73%
10 Townhouse	17	13	30.77%	\$5,597,700.	\$4,033,000.	38.80%	97.90%	96.97%
11 RES. TOTAL	108	137	-21.17%	\$39,432,484.	\$42,078,804.	-6.29%	96.07%	94.86%
12 FARMS	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	5	6	-16.67%	\$1,169,500.	\$2,183,000.	-46.43%	91.80%	97.81%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	13	25	-48.00%	\$1,897,400.	\$1,912,855.	-0.81%	94.12%	96.65%
17 Lots WF	1	0	0.00%	\$675,000.	\$0.	0.00%	90.01%	0.00%
18 LOTS TOTAL	19	31	-38.71%	\$3,741,900.	\$4,095,855.	-8.64%	93.29%	96.87%
19 Business	2	4	-50.00%	\$68,500.	\$1,395,000.	-95.09%	52.27%	85.61%
20 Commercial	1	2	-50.00%	\$229,000.	\$1,126,000.	-79.66%	123.78%	92.74%
21 Land	1	0	0.00%	\$423,000.	\$0.	0.00%	89.05%	0.00%
22 Leases	4	2	100.00%	\$48,187.01	\$143,813.50	-66.49%	93.17%	0.00%
23 IC&I TOTAL	8	8	0.00%	\$768,687.	\$2,664,813.50	-71.15%	83.95%	87.98%
24 GRAND TOTAL	135	176	-23.30%	\$43,943,072.	\$48,839,472.	-10.03%	95.12%	94.98%

**Average/Median Price, Days to Sell (Month)**

Description	AVG PR Month	Last Yr	Incr/Decr %	MED PR Month	Last Yr	Incr/Decr %	DAYS Month	Last Yr	Incr/Decr %
<b>Area = SH</b>									
1 Acreage/House	\$585,000.	\$492,187.50	18.86%	\$585,000.	\$447,500.	30.73%	165	179	-7.82%
2 Duplex	\$232,500.	\$0.	0.00%	\$232,500.	\$0.	0.00%	103	0	0.00%
3 Mobile Home	\$103,400.	\$66,381.82	55.77%	\$72,450.	\$47,000.	54.15%	50	69	-27.54%
4 Recreational	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
5 Residential	\$372,262.50	\$291,571.75	27.67%	\$366,500.	\$285,000.	28.60%	107	106	0.94%
6 Residential WF	\$0.	\$1,125,000.	0.00%	\$0.	\$1,125,000.	0.00%	0	41	0.00%
7 3/4-Plex	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$502,706.65	\$161,787.50	210.72%	\$475,285.	\$163,750.	190.25%	120	151	-20.53%
10 Townhouse	\$301,200.	\$325,625.	-7.50%	\$276,500.	\$296,000.	-6.59%	87	208	-58.17%
11 RES. TOTAL	\$361,645.68	\$281,759.75	28.35%	\$349,900.	\$277,000.	26.32%	102	122	-16.39%
12 FARMS	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$295,250.	\$479,666.65	-38.45%	\$295,250.	\$330,000.	-10.53%	154	565	-72.74%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$141,700.	\$74,933.33	89.10%	\$105,500.	\$81,500.	29.45%	134	183	-26.78%
17 Lots WF	\$675,000.	\$0.	0.00%	\$675,000.	\$0.	0.00%	16	0	0.00%
18 LOTS TOTAL	\$246,750.	\$142,388.89	73.29%	\$122,750.	\$81,800.	50.06%	124	247	-49.80%
19 Business	\$34,250.	\$355,000.	-90.35%	\$34,250.	\$355,000.	-90.35%	145	168	-13.69%
20 Commercial	\$0.	\$425,000.	0.00%	\$0.	\$425,000.	0.00%	0	157	0.00%
21 Land	\$423,000.	\$0.	0.00%	\$423,000.	\$0.	0.00%	233	0	0.00%
22 Leases	\$5,900.17	\$71,906.75	-91.79%	\$13.50	\$71,906.75	-99.98%	365	153	138.56%
23 IC&I TOTAL	\$84,866.75	\$230,953.37	-63.25%	\$23,087.75	\$237,500.	-90.28%	270	157	71.97%
24 GRAND TOTAL	\$321,955.84	\$255,683.78	25.92%	\$300,000.	\$248,450.	20.75%	120	145	-17.24%

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

**Average/Median Price, Days to Sell (YTD)**

Description	AVG PR YTD	Last YTD	Incr/Decr%	MED PR YTD	Last YTD	Incr/Decr%	DAYS YTD	Last YTD	Incr/Decr%
<b>Area = SH</b>									
1 Acreage/House	\$487,600.	\$415,441.18	17.37%	\$410,000.	\$386,000.	6.22%	105	156	-32.69%
2 Duplex	\$232,500.	\$177,000.	31.36%	\$232,500.	\$177,000.	31.36%	103	69	49.28%
3 Mobile Home	\$138,075.	\$66,835.29	106.59%	\$83,750.	\$45,900.	82.46%	62	77	-19.48%
4 Recreational	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
5 Residential	\$360,577.71	\$293,867.15	22.70%	\$366,500.	\$285,000.	28.60%	89	104	-14.42%
6 Residential WF	\$0.	\$1,123,534.12	0.00%	\$0.	\$1,062,450.	0.00%	0	67	0.00%
7 3/4-Plex	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$488,011.93	\$181,400.	169.03%	\$468,070.	\$167,500.	179.44%	119	161	-26.09%
10 Townhouse	\$329,276.46	\$310,230.78	6.14%	\$295,000.	\$295,000.	0.00%	95	165	-42.42%
11 RES. TOTAL	\$365,115.59	\$307,144.56	18.87%	\$370,000.	\$276,000.	34.06%	95	116	-18.10%
12 FARMS	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$233,900.	\$363,833.34	-35.71%	\$170,000.	\$270,000.	-37.04%	135	359	-62.40%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$145,953.84	\$76,514.20	90.75%	\$120,000.	\$70,000.	71.43%	122	172	-29.07%
17 Lots WF	\$675,000.	\$0.	0.00%	\$675,000.	\$0.	0.00%	16	0	0.00%
18 LOTS TOTAL	\$196,942.10	\$132,124.35	49.06%	\$145,000.	\$82,000.	76.83%	120	208	-42.31%
19 Business	\$34,250.	\$348,750.	-90.18%	\$34,250.	\$677,500.	-94.94%	145	130	11.54%
20 Commercial	\$229,000.	\$563,000.	-59.33%	\$229,000.	\$563,000.	-59.33%	517	166	211.45%
21 Land	\$423,000.	\$0.	0.00%	\$423,000.	\$0.	0.00%	233	0	0.00%
22 Leases	\$12,046.75	\$71,906.75	-83.25%	\$15,249.	\$71,906.75	-78.79%	287	153	87.58%
23 IC&I TOTAL	\$96,085.87	\$333,101.68	-71.15%	\$29,493.25	\$237,500.	-87.58%	273	144	89.58%
24 GRAND TOTAL	\$325,504.25	\$277,497.	17.30%	\$329,000.	\$248,000.	32.66%	109	134	-18.66%