

Shuswap Zone Monthly Statistics

February 2009

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
Year = 2009						
Month = February						
Area = Central Zone						
1 Units Listed	888	1091	-18.61%	1769	2059	-14.08%
2 Units Sold	162	423	-61.70%	276	745	-62.95%
3 Sales Volume	\$58,683,620.	\$170,822,096.	-65.65%	\$97,643,664.	\$303,072,800.	-67.78%
4 List/Sell Ratio	88.37%	96.50%		87.42%	96.23%	
5 Days to Sell	104	82	26.83%	104	82	26.83%
6 Active Listings	4848	3456	40.28%			
Area = North Zone						
1 Units Listed	306	364	-15.93%	570	730	-21.92%
2 Units Sold	75	174	-56.90%	127	294	-56.80%
3 Sales Volume	\$25,095,802.	\$65,183,196.	-61.50%	\$41,787,792.	\$107,475,200.	-61.12%
4 List/Sell Ratio	87.75%	95.94%		86.83%	95.69%	
5 Days to Sell	126	96	31.25%	134	100	34.00%
6 Active Listings	2124	1527	39.10%			
Area = Shuswap Zone						
1 Units Listed	142	187	-24.06%	251	390	-35.64%
2 Units Sold	20	52	-61.54%	41	103	-60.19%
3 Sales Volume	\$5,762,406.	\$14,900,751.	-61.33%	\$11,742,406.	\$30,175,362.	-61.09%
4 List/Sell Ratio	84.03%	93.06%		81.10%	94.10%	
5 Days to Sell	157	116	35.34%	162	102	58.82%
6 Active Listings	1274	1008	26.39%			
Area = Grand Total						
1 Units Listed	1336	1642	-18.64%	2590	3179	-18.53%
2 Units Sold	257	649	-60.40%	444	1142	-61.12%
3 Sales Volume	\$89,541,832.	\$250,906,048.	-64.31%	\$151,173,856.	\$440,723,360.	-65.70%
4 List/Sell Ratio	87.84%	96.07%		86.65%	95.90%	
5 Days to Sell	114	88	29.55%	118	89	32.58%
6 Active Listings	8246	5991	37.64%			

Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	20	\$5,762,406.	7	\$2,392,406.25
Last Month	21	\$5,980,000.	10	\$3,632,100.
This Month Last Year	52	\$14,900,751.	19	\$7,230,250.

Description	Total Listings Taken	Inventory
This Month	142	1274
Last Month	109	1213
This Month Last Year	187	1008

Quick Summary Part 2

	Description	This Month
Year = 2009		
Month = 2		
Area = SH		
7	Ratio of Sales vs. Inventory	1.57%
8	Condo/Apt -- Sales	2
9	Condo/Apt -- New Listings	10
10	Condo/Apt -- Current Inventory	89
11	Condo/Apt -- Sell/Inv. Ratio	2.25%
12	Condo/Apt -- Days to Sell	156
13	Condo/Townhouse -- Sales	4
14	Condo/Townhouse -- New Listings	7
15	Condo/Townhouse -- Current Inventory	71
16	Condo/Townhouse -- Sell/Inv. Ratio	5.63%
17	Condo/Townhouse -- Days to Sell	114
18	Lots -- Sales	1
19	Lots -- New Listings	29
20	Lots -- Current Inventory	347
21	Lots -- Sell/Inv. Ratio	0.29%
22	Lots -- Days to Sell	253
23	Residential -- Sales	7
24	Residential -- New Listings	50
25	Residential -- Current Inventory	327
26	Residential -- Sell/Inv. Ratio	2.14%
27	Residential -- Days to Sell	148
28	Average House Price	\$341,772.31
29	Median House Price	\$315,106.25

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%
Zone = SH									
1 Acreage/House	16	16	0.00%	30	32	-6.25%	137	95	44.21%
2 Duplex	0	1	-100.00%	1	1	0.00%	20	2	900.00%
3 Mobile Home	13	11	18.18%	23	19	21.05%	72	35	105.71%
4 Recreational	1	4	-75.00%	2	9	-77.78%	14	16	-12.50%
5 Residential	50	50	0.00%	81	108	-25.00%	327	252	29.76%
6 Residential WF	6	7	-14.29%	8	17	-52.94%	35	45	-22.22%
7 3/4-Plex	1	0	0.00%	1	0	0.00%	3	1	200.00%
8 Timeshare	0	0	0.00%	0	0	0.00%	2	0	0.00%
9 Apartment	10	7	42.86%	18	17	5.88%	89	75	18.67%
10 Townhouse	7	18	-61.11%	11	41	-73.17%	71	55	29.09%
11 RES. TOTAL	104	114	-8.77%	175	244	-28.28%	770	576	33.68%
12 FARMS	2	3	-33.33%	5	4	25.00%	25	25	0.00%
13 MULTIFAMILY	0	1	-100.00%	2	1	100.00%	8	3	166.67%
14 Acreage	3	10	-70.00%	8	23	-65.22%	72	68	5.88%
15 Acreage WF	0	2	-100.00%	0	3	-100.00%	8	7	14.29%
16 Lots	21	34	-38.24%	33	50	-34.00%	255	182	40.11%
17 Lots WF	5	5	0.00%	5	32	-84.38%	12	37	-67.57%
18 LOTS TOTAL	29	51	-43.14%	46	109	-57.80%	347	294	18.03%
19 Business	2	9	-77.78%	6	12	-50.00%	45	41	9.76%
20 Commercial	3	4	-25.00%	5	9	-44.44%	30	30	0.00%
21 Land	1	5	-80.00%	11	7	57.14%	41	28	46.43%
22 Leases	1	0	0.00%	1	4	-75.00%	8	11	-27.27%
23 IC&I TOTAL	7	18	-61.11%	23	32	-28.13%	124	110	12.73%
24 GRAND TOTAL	142	187	-24.06%	251	390	-35.64%	1274	1008	26.39%

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
Area = SH								
1 Acreage/House	3	2	50.00%	\$1,357,000.	\$1,170,000.	15.98%	88.11%	94.42%
2 Duplex	0	1	-100.00%	\$0.	\$290,000.	0.00%	0.00%	100.34%
3 Mobile Home	3	5	-40.00%	\$166,000.	\$545,500.	-69.57%	69.91%	90.92%
4 Recreational	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
5 Residential	7	19	-63.16%	\$2,392,406.25	\$7,230,250.	-66.91%	88.45%	94.59%
6 Residential WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
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	2	3	-33.33%	\$830,000.	\$936,000.	-11.32%	78.80%	94.49%
10 Townhouse	4	9	-55.56%	\$927,000.	\$2,710,800.	-65.80%	86.03%	97.16%
11 RES. TOTAL	19	39	-51.28%	\$5,672,406.	\$12,882,550.	-55.97%	83.94%	94.84%
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	0	1	-100.00%	\$0.	\$125,500.	0.00%	0.00%	97.28%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	1	5	-80.00%	\$90,000.	\$708,500.	-87.30%	85.71%	96.00%
17 Lots WF	0	1	-100.00%	\$0.	\$675,000.	0.00%	0.00%	90.01%
18 LOTS TOTAL	1	7	-85.71%	\$90,000.	\$1,509,000.	-94.04%	85.71%	95.32%
19 Business	0	2	-100.00%	\$0.	\$68,500.	0.00%	0.00%	52.27%
20 Commercial	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
21 Land	0	1	-100.00%	\$0.	\$423,000.	0.00%	0.00%	89.05%
22 Leases	0	3	-100.00%	\$0.	\$17,700.51	0.00%	0.00%	93.17%
23 IC&I TOTAL	0	6	-100.00%	\$0.	\$509,200.53	0.00%	0.00%	75.98%
24 GRAND TOTAL	20	52	-61.54%	\$5,762,406.	\$14,900,751.	-61.33%	84.03%	93.06%

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
Area = SH								
1 Acreage/House	4	5	-20.00%	\$1,709,000.	\$2,438,000.	-29.90%	83.86%	96.33%
2 Duplex	0	1	-100.00%	\$0.	\$290,000.	0.00%	0.00%	100.34%
3 Mobile Home	4	11	-63.64%	\$265,900.	\$1,582,000.	-83.19%	70.93%	90.54%
4 Recreational	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
5 Residential	17	40	-57.50%	\$6,024,506.	\$15,305,075.	-60.64%	84.76%	95.53%
6 Residential WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
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	2	4	-50.00%	\$830,000.	\$1,146,000.	-27.57%	78.80%	95.29%
10 Townhouse	10	17	-41.18%	\$1,836,500.	\$5,597,700.	-67.19%	77.27%	97.90%
11 RES. TOTAL	37	78	-52.56%	\$10,665,906.	\$26,358,776.	-59.54%	80.82%	95.45%
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	1	4	-75.00%	\$153,000.	\$704,500.	-78.28%	96.22%	91.45%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	2	13	-84.62%	\$173,500.	\$1,897,400.	-90.86%	91.51%	94.12%
17 Lots WF	0	1	-100.00%	\$0.	\$675,000.	0.00%	0.00%	90.01%
18 LOTS TOTAL	3	18	-83.33%	\$326,500.	\$3,276,900.	-90.04%	93.08%	93.30%
19 Business	1	2	-50.00%	\$750,000.	\$68,500.	994.89%	55.55%	52.27%
20 Commercial	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
21 Land	0	1	-100.00%	\$0.	\$423,000.	0.00%	0.00%	89.05%
22 Leases	0	4	-100.00%	\$0.	\$48,187.01	0.00%	0.00%	93.17%
23 IC&I TOTAL	1	7	-85.71%	\$750,000.	\$539,687.	38.97%	55.55%	75.98%
24 GRAND TOTAL	41	103	-60.19%	\$11,742,406.	\$30,175,362.	-61.09%	81.10%	94.10%

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 %
Area = SH									
1 Acreage/House	\$452,333.34	\$585,000.	-22.68%	\$422,000.	\$585,000.	-27.86%	159	165	-3.64%
2 Duplex	\$0.	\$290,000.	0.00%	\$0.	\$290,000.	0.00%	0	3	0.00%
3 Mobile Home	\$55,333.33	\$109,100.	-49.28%	\$60,000.	\$70,000.	-14.29%	201	57	252.63%
4 Recreational	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
5 Residential	\$341,772.31	\$380,539.46	-10.19%	\$315,106.25	\$370,000.	-14.84%	148	105	40.95%
6 Residential WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	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	\$415,000.	\$312,000.	33.01%	\$415,000.	\$211,000.	96.68%	156	61	155.74%
10 Townhouse	\$231,750.	\$301,200.	-23.06%	\$223,500.	\$276,500.	-19.17%	114	87	31.03%
11 RES. TOTAL	\$298,547.68	\$330,321.78	-9.62%	\$295,000.	\$310,000.	-4.84%	152	92	65.22%
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	\$0.	\$125,500.	0.00%	\$0.	\$125,500.	0.00%	0	145	0.00%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$90,000.	\$141,700.	-36.49%	\$90,000.	\$105,500.	-14.69%	253	134	88.81%
17 Lots WF	\$0.	\$675,000.	0.00%	\$0.	\$675,000.	0.00%	0	16	0.00%
18 LOTS TOTAL	\$90,000.	\$215,571.42	-58.25%	\$90,000.	\$120,000.	-25.00%	253	119	112.61%
19 Business	\$0.	\$34,250.	0.00%	\$0.	\$34,250.	0.00%	0	145	0.00%
20 Commercial	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
21 Land	\$0.	\$423,000.	0.00%	\$0.	\$423,000.	0.00%	0	233	0.00%
22 Leases	\$0.	\$5,900.17	0.00%	\$0.	\$13.50	0.00%	0	365	0.00%
23 IC&I TOTAL	\$0.	\$84,866.75	0.00%	\$0.	\$23,087.75	0.00%	0	270	0.00%
24 GRAND TOTAL	\$288,120.31	\$286,552.90	0.55%	\$292,500.	\$280,250.	4.37%	157	116	35.34%

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%
Area = SH									
1 Acreage/House	\$427,250.	\$487,600.	-12.38%	\$408,500.	\$410,000.	-0.37%	205	105	95.24%
2 Duplex	\$0.	\$290,000.	0.00%	\$0.	\$290,000.	0.00%	0	3	0.00%
3 Mobile Home	\$66,475.	\$143,818.18	-53.78%	\$63,000.	\$85,000.	-25.88%	233	66	253.03%
4 Recreational	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
5 Residential	\$354,382.71	\$382,626.87	-7.38%	\$373,000.	\$371,125.	0.51%	149	91	63.74%
6 Residential WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	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	\$415,000.	\$286,500.	44.85%	\$415,000.	\$210,500.	97.15%	156	56	178.57%
10 Townhouse	\$183,650.	\$329,276.46	-44.23%	\$191,000.	\$295,000.	-35.25%	141	95	48.42%
11 RES. TOTAL	\$288,267.75	\$337,933.	-14.70%	\$295,000.	\$340,950.	-13.48%	162	86	88.37%
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	\$153,000.	\$176,125.	-13.13%	\$153,000.	\$167,000.	-8.38%	16	128	-87.50%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$86,750.	\$145,953.84	-40.56%	\$86,750.	\$120,000.	-27.71%	170	122	39.34%
17 Lots WF	\$0.	\$675,000.	0.00%	\$0.	\$675,000.	0.00%	0	16	0.00%
18 LOTS TOTAL	\$108,833.33	\$182,050.	-40.22%	\$90,000.	\$142,500.	-36.84%	119	118	0.85%
19 Business	\$750,000.	\$34,250.	2089.78%	\$750,000.	\$34,250.	2089.78%	277	145	91.03%
20 Commercial	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
21 Land	\$0.	\$423,000.	0.00%	\$0.	\$423,000.	0.00%	0	233	0.00%
22 Leases	\$0.	\$12,046.75	0.00%	\$0.	\$15,250.	0.00%	0	287	0.00%
23 IC&I TOTAL	\$750,000.	\$77,098.14	872.79%	\$750,000.	\$28,500.	2531.58%	277	238	16.39%
24 GRAND TOTAL	\$286,400.15	\$292,964.68	-2.24%	\$290,000.	\$290,000.	0.00%	162	102	58.82%