

Central Zone Monthly Statistics

March 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
Year = 2008						
Month = March						
Area = Central Zone						
1 Units Listed	1257	1042	20.63%	3316	2797	18.56%
2 Units Sold	458	640	-28.44%	1203	1437	-16.28%
3 Sales Volume	\$201,870,992.	\$246,250,336.	-18.02%	\$504,256,288.	\$550,895,296.	-8.47%
4 List/Sell Ratio	96.69%	97.25%		96.41%	96.75%	
5 Days to Sell	60	67	-10.45%	74	74	0.00%
6 Active Listings	3935	2858	37.68%			
Area = North Zone						
1 Units Listed	434	463	-6.26%	1167	1031	13.19%
2 Units Sold	157	225	-30.22%	452	536	-15.67%
3 Sales Volume	\$60,397,408.	\$75,054,416.	-19.53%	\$168,702,112.	\$164,683,824.	2.44%
4 List/Sell Ratio	96.63%	96.46%		96.02%	96.28%	
5 Days to Sell	99	83	19.28%	99	94	5.32%
6 Active Listings	1647	1413	16.56%			
Area = Shuswap Zone						
1 Units Listed	324	264	22.73%	767	617	24.31%
2 Units Sold	85	136	-37.50%	220	312	-29.49%
3 Sales Volume	\$25,024,520.	\$38,023,404.	-34.19%	\$68,967,592.	\$86,862,880.	-20.60%
4 List/Sell Ratio	94.74%	95.58%		94.98%	95.25%	
5 Days to Sell	111	111	0.00%	110	124	-11.29%
6 Active Listings	1184	848	39.62%			
Area = Grand Total						
1 Units Listed	2015	1769	13.91%	5250	4445	18.11%
2 Units Sold	700	1001	-30.07%	1875	2285	-17.94%
3 Sales Volume	\$287,292,928.	\$359,328,160.	-20.05%	\$741,926,016.	\$802,441,984.	-7.54%
4 List/Sell Ratio	96.44%	96.84%		96.14%	96.44%	
5 Days to Sell	75	76	-1.32%	84	85	-1.18%
6 Active Listings	6766	5119	32.17%			

Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	458	\$201,870,992.	212	\$114,954,184.
Last Month	422	\$169,947,104.	174	\$86,412,200.
This Month Last Year	640	\$246,250,336.	290	\$128,087,400.

Description	Total Listings Taken	Inventory
This Month	1257	3935
Last Month	1091	3456
This Month Last Year	1042	2858

Quick Summary Part 2

	<u>Description</u>	<u>This Month</u>
Year = 2008		
Month = 3		
Area = CO		
7	Ratio of Sales vs. Inventory	11.64%
8	Condo/Apt -- Sales	118
9	Condo/Apt -- New Listings	352
10	Condo/Apt -- Current Inventory	1038
11	Condo/Apt -- Sell/Inv. Ratio	11.37%
12	Condo/Apt -- Days to Sell	49
13	Condo/Townhouse -- Sales	40
14	Condo/Townhouse -- New Listings	112
15	Condo/Townhouse -- Current Inventory	324
16	Condo/Townhouse -- Sell/Inv. Ratio	12.35%
17	Condo/Townhouse -- Days to Sell	59
18	Lots -- Sales	34
19	Lots -- New Listings	78
20	Lots -- Current Inventory	460
21	Lots -- Sell/Inv. Ratio	7.39%
22	Lots -- Days to Sell	117
23	Residential -- Sales	212
24	Residential -- New Listings	496
25	Residential -- Current Inventory	1225
26	Residential -- Sell/Inv. Ratio	17.31%
27	Residential -- Days to Sell	57
28	Average House Price	\$542,236.75
29	Median House Price	\$486,500.

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%
Zone = CO									
1 Acreage/House	44	39	12.82%	107	80	33.75%	167	110	51.82%
2 Duplex	28	37	-24.32%	62	82	-24.39%	52	58	-10.34%
3 Mobile Home	70	43	62.79%	178	102	74.51%	173	91	90.11%
4 Recreational	6	20	-70.00%	31	45	-31.11%	65	77	-15.58%
5 Residential	496	450	10.22%	1301	1124	15.75%	1225	886	38.26%
6 Residential WF	13	26	-50.00%	39	48	-18.75%	54	48	12.50%
7 3/4-Plex	1	2	-50.00%	6	5	20.00%	9	7	28.57%
8 Timeshare	3	1	200.00%	6	7	-14.29%	12	12	0.00%
9 Apartment	352	197	78.68%	857	578	48.27%	1038	541	91.87%
10 Townhouse	112	86	30.23%	300	268	11.94%	324	209	55.02%
11 RES. TOTAL	1125	901	24.86%	2887	2339	23.43%	3119	2039	52.97%
12 FARMS	8	13	-38.46%	29	26	11.54%	54	51	5.88%
13 MULTIFAMILY	4	3	33.33%	8	4	100.00%	7	5	40.00%
14 Acreage	7	14	-50.00%	40	45	-11.11%	63	68	-7.35%
15 Acreage WF	7	5	40.00%	9	7	28.57%	16	12	33.33%
16 Lots	58	68	-14.71%	198	237	-16.46%	371	369	0.54%
17 Lots WF	3	2	50.00%	7	8	-12.50%	10	11	-9.09%
18 LOTS TOTAL	78	89	-12.36%	257	297	-13.47%	460	460	0.00%
19 Business	11	14	-21.43%	34	38	-10.53%	71	69	2.90%
20 Commercial	17	8	112.50%	38	20	90.00%	49	35	40.00%
21 Land	4	5	-20.00%	27	13	107.69%	70	64	9.38%
22 Leases	9	9	0.00%	35	60	-41.67%	104	135	-22.96%
23 IC&I TOTAL	41	36	13.89%	134	131	2.29%	294	303	-2.97%
24 GRAND TOTAL	1257	1042	20.63%	3316	2797	18.56%	3935	2858	37.68%

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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 = CO											
1 Acreage/House	8		8	0.00%	\$6,771,000.		\$5,715,500.	18.47%	92.10%		94.02%
2 Duplex	13		31	-58.06%	\$5,173,900.		\$10,336,750.	-49.95%	98.30%		95.77%
3 Mobile Home	19		31	-38.71%	\$2,369,100.		\$3,547,199.	-33.21%	94.28%		94.31%
4 Recreational	0		4	-100.00%	\$0.		\$1,232,000.	0.00%	0.00%		95.91%
5 Residential	212		290	-26.90%	\$114,954,184.		\$128,087,400.	-10.25%	97.10%		97.67%
6 Residential WF	2		5	-60.00%	\$5,625,000.		\$7,775,000.	-27.65%	95.46%		94.37%
7 3/4-Plex	1		1	0.00%	\$860,000.		\$810,000.	6.17%	98.28%		90.50%
8 Timeshare	0		0	0.00%	\$0.		\$0.	0.00%	0.00%		0.00%
9 Apartment	118		137	-13.87%	\$32,519,560.		\$34,918,844.	-6.87%	97.58%		97.26%
10 Townhouse	40		77	-48.05%	\$15,609,525.		\$26,741,076.	-41.63%	96.88%		97.37%
11 RES. TOTAL	413		584	-29.28%	\$183,882,272.		\$219,163,776.	-16.10%	97.02%		97.15%
12 FARMS	0		3	-100.00%	\$0.		\$3,422,500.	0.00%	0.00%		90.56%
13 MULTIFAMILY	1		2	-50.00%	\$860,000.		\$1,562,000.	-44.94%	98.28%		92.36%
14 Acreage	4		3	33.33%	\$2,745,000.		\$6,494,000.	-57.73%	89.12%		98.80%
15 Acreage WF	0		0	0.00%	\$0.		\$0.	0.00%	0.00%		0.00%
16 Lots	30		34	-11.76%	\$7,533,200.		\$6,915,000.	8.94%	95.62%		98.37%
17 Lots WF	0		0	0.00%	\$0.		\$0.	0.00%	0.00%		0.00%
18 LOTS TOTAL	34		37	-8.11%	\$10,278,200.		\$13,409,000.	-23.35%	94.85%		98.40%
19 Business	0		1	-100.00%	\$0.		\$27,000.	0.00%	0.00%		100.00%
20 Commercial	3		3	0.00%	\$2,192,000.		\$1,341,000.	63.46%	98.30%		106.96%
21 Land	4		4	0.00%	\$4,233,750.		\$6,810,000.	-37.83%	76.39%		100.19%
22 Leases	3		6	-50.00%	\$424,772.81		\$515,072.15	-17.53%	0.00%		0.00%
23 IC&I TOTAL	10		14	-28.57%	\$6,850,523.		\$8,693,072.	-21.20%	85.78%		102.70%
24 GRAND TOTAL	458		640	-28.44%	\$201,870,992.		\$246,250,336.	-18.02%	96.69%		97.25%

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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 = CO								
1 Acreage/House	21	21	0.00%	\$17,077,100.	\$20,685,200.	-17.44%	90.96%	94.30%
2 Duplex	33	55	-40.00%	\$13,093,100.	\$18,512,350.	-29.27%	97.14%	96.81%
3 Mobile Home	63	58	8.62%	\$7,181,365.	\$6,284,799.	14.27%	91.39%	93.78%
4 Recreational	2	9	-77.78%	\$501,500.	\$3,174,500.	-84.20%	93.37%	104.83%
5 Residential	531	662	-19.79%	\$271,567,392.	\$294,342,240.	-7.74%	97.21%	97.28%
6 Residential WF	4	8	-50.00%	\$14,087,500.	\$15,495,000.	-9.08%	93.75%	93.47%
7 3/4-Plex	1	2	-50.00%	\$860,000.	\$990,000.	-13.13%	98.28%	93.12%
8 Timeshare	1	2	-50.00%	\$2,000.	\$14,700.	-86.39%	36.36%	97.50%
9 Apartment	281	317	-11.36%	\$79,718,112.	\$77,065,968.	3.44%	97.22%	96.53%
10 Townhouse	141	166	-15.06%	\$53,209,920.	\$55,207,236.	-3.62%	97.43%	97.14%
11 RES. TOTAL	1078	1300	-17.08%	\$457,297,984.	\$491,772,000.	-7.01%	96.70%	96.88%
12 FARMS	2	4	-50.00%	\$2,550,000.	\$4,272,500.	-40.32%	89.90%	91.55%
13 MULTIFAMILY	1	3	-66.67%	\$860,000.	\$4,237,000.	-79.70%	98.28%	94.00%
14 Acreage	10	12	-16.67%	\$6,245,000.	\$9,950,400.	-37.24%	91.23%	94.86%
15 Acreage WF	1	0	0.00%	\$750,000.	\$0.	0.00%	100.00%	0.00%
16 Lots	55	66	-16.67%	\$11,676,283.	\$13,364,581.	-12.63%	95.21%	97.26%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	66	78	-15.38%	\$18,671,284.	\$23,314,980.	-19.92%	94.68%	96.89%
19 Business	7	7	0.00%	\$2,202,700.	\$8,498,500.	-74.08%	77.74%	78.50%
20 Commercial	13	14	-7.14%	\$9,352,529.	\$8,598,400.	8.77%	98.78%	98.26%
21 Land	11	6	83.33%	\$10,718,750.	\$7,765,000.	38.04%	88.56%	91.16%
22 Leases	25	25	0.00%	\$2,603,040.75	\$2,436,906.75	6.82%	90.50%	0.00%
23 IC&I TOTAL	56	52	7.69%	\$24,877,020.	\$27,298,806.	-8.87%	90.41%	91.56%
24 GRAND TOTAL	1203	1437	-16.28%	\$504,256,288.	\$550,895,296.	-8.47%	96.41%	96.75%

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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 = CO									
1 Acreage/House	\$846,375.	\$714,437.50	18.47%	\$762,500.	\$644,500.	18.31%	49	146	-66.44%
2 Duplex	\$397,992.31	\$333,443.56	19.36%	\$399,000.	\$289,000.	38.06%	29	53	-45.28%
3 Mobile Home	\$124,689.47	\$114,425.77	8.97%	\$124,000.	\$108,800.	13.97%	45	69	-34.78%
4 Recreational	\$0.	\$308,000.	0.00%	\$0.	\$306,000.	0.00%	0	125	0.00%
5 Residential	\$542,236.75	\$441,680.68	22.77%	\$486,500.	\$400,500.	21.47%	57	54	5.56%
6 Residential WF	\$2,812,500.	\$1,555,000.	80.87%	\$2,812,500.	\$1,560,000.	80.29%	96	54	77.78%
7 3/4-Plex	\$860,000.	\$810,000.	6.17%	\$860,000.	\$810,000.	6.17%	28	7	300.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$275,589.50	\$254,882.07	8.12%	\$258,950.	\$232,900.	11.19%	49	60	-18.33%
10 Townhouse	\$390,238.12	\$347,286.68	12.37%	\$365,000.	\$305,000.	19.67%	59	71	-16.90%
11 RES. TOTAL	\$445,235.53	\$375,280.43	18.64%	\$404,000.	\$340,000.	18.82%	53	60	-11.67%
12 FARMS	\$0.	\$1,140,833.37	0.00%	\$0.	\$1,275,000.	0.00%	0	161	0.00%
13 MULTIFAMILY	\$860,000.	\$781,000.	10.12%	\$860,000.	\$781,000.	10.12%	28	19	47.37%
14 Acreage	\$686,250.	\$2,164,666.75	-68.30%	\$622,500.	\$259,000.	140.35%	213	213	0.00%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$251,106.67	\$203,382.35	23.47%	\$190,000.	\$190,000.	0.00%	104	108	-3.70%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$302,300.	\$362,405.40	-16.59%	\$197,500.	\$197,900.	-0.20%	117	117	0.00%
19 Business	\$0.	\$27,000.	0.00%	\$0.	\$27,000.	0.00%	0	78	0.00%
20 Commercial	\$730,666.68	\$447,000.	63.46%	\$870,000.	\$746,000.	16.62%	44	71	-38.03%
21 Land	\$1,058,437.50	\$1,702,500.	-37.83%	\$642,500.	\$580,000.	10.78%	240	249	-3.61%
22 Leases	\$141,590.93	\$85,845.35	64.94%	\$166,200.	\$87,666.50	89.58%	93	254	-63.39%
23 IC&I TOTAL	\$685,052.25	\$620,933.75	10.33%	\$400,000.	\$211,500.	89.13%	137	201	-31.84%
24 GRAND TOTAL	\$440,766.37	\$384,766.15	14.55%	\$399,000.	\$332,750.	19.91%	60	67	-10.45%

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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 = CO									
1 Acreage/House	\$813,195.25	\$985,009.50	-17.44%	\$797,000.	\$645,000.	23.57%	78	101	-22.77%
2 Duplex	\$396,760.59	\$336,588.18	17.88%	\$367,000.	\$294,000.	24.83%	50	54	-7.41%
3 Mobile Home	\$113,989.92	\$108,358.60	5.20%	\$105,000.	\$102,000.	2.94%	61	61	0.00%
4 Recreational	\$250,750.	\$352,722.21	-28.91%	\$250,750.	\$340,000.	-26.25%	183	134	36.57%
5 Residential	\$511,426.34	\$444,625.75	15.02%	\$475,000.	\$405,500.	17.14%	63	64	-1.56%
6 Residential WF	\$3,521,875.	\$1,936,875.	81.83%	\$2,812,500.	\$1,575,000.	78.57%	100	81	23.46%
7 3/4-Plex	\$860,000.	\$495,000.	73.74%	\$860,000.	\$495,000.	73.74%	28	76	-63.16%
8 Timeshare	\$2,000.	\$7,350.	-72.79%	\$2,000.	\$7,350.	-72.79%	168	81	107.41%
9 Apartment	\$283,694.34	\$243,110.31	16.69%	\$259,900.	\$223,900.	16.08%	57	67	-14.93%
10 Townhouse	\$377,375.31	\$332,573.71	13.47%	\$358,000.	\$305,500.	17.18%	84	69	21.74%
11 RES. TOTAL	\$424,209.62	\$378,286.15	12.14%	\$395,000.	\$340,000.	16.18%	64	66	-3.03%
12 FARMS	\$1,275,000.	\$1,068,125.	19.37%	\$1,275,000.	\$1,062,500.	20.00%	101	157	-35.67%
13 MULTIFAMILY	\$860,000.	\$1,412,333.37	-39.11%	\$860,000.	\$752,000.	14.36%	28	35	-20.00%
14 Acreage	\$624,500.	\$829,200.	-24.69%	\$512,500.	\$377,500.	35.76%	146	194	-24.74%
15 Acreage WF	\$750,000.	\$0.	0.00%	\$750,000.	\$0.	0.00%	338	0	0.00%
16 Lots	\$212,296.06	\$202,493.64	4.84%	\$179,500.	\$178,500.	0.56%	118	107	10.28%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$282,898.21	\$298,910.	-5.36%	\$188,500.	\$202,450.	-6.89%	126	120	5.00%
19 Business	\$314,671.43	\$1,214,071.37	-74.08%	\$54,600.	\$3,950,000.	-98.62%	171	122	40.16%
20 Commercial	\$719,425.31	\$614,171.43	17.14%	\$1,120,000.	\$308,500.	263.05%	155	128	21.09%
21 Land	\$974,431.81	\$1,294,166.62	-24.71%	\$950,000.	\$927,500.	2.43%	286	223	28.25%
22 Leases	\$104,121.62	\$97,476.27	6.82%	\$19.91	\$168,000.	-99.99%	176	235	-25.11%
23 IC&I TOTAL	\$444,232.50	\$524,977.06	-15.38%	\$177,890.62	\$150,250.	18.40%	192	189	1.59%
24 GRAND TOTAL	\$419,165.65	\$383,364.84	9.34%	\$385,000.	\$335,000.	14.93%	74	74	0.00%

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