

Shuswap Zone Monthly Statistics

March 2008

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

e & oe

Table of Contents

Table of Contents	2
Zone Totals	3
Quick Summary Part 1	4
Quick Summary Part 2	5
Listing Information	6
Sales Information (Month)	7
Sales Information (YTD)	8
Average/Median Price, Days to Sell (Month)	9
Average/Median Price, Days to Sell (YTD)	10

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	85	\$25,024,520.	29	\$10,823,550.
Last Month	65	\$20,927,130.	20	\$7,445,250.
This Month Last Year	136	\$38,023,404.	61	\$17,491,500.

Description	Total Listings Taken	Inventory
This Month	324	1184
Last Month	205	1008
This Month Last Year	264	848

Quick Summary Part 2

	<u>Description</u>	<u>This Month</u>
Year = 2008		
Month = 3		
Area = SH		
7	Ratio of Sales vs. Inventory	7.18%
8	Condo/Apt -- Sales	4
9	Condo/Apt -- New Listings	9
10	Condo/Apt -- Current Inventory	64
11	Condo/Apt -- Sell/Inv. Ratio	6.25%
12	Condo/Apt -- Days to Sell	66
13	Condo/Townhouse -- Sales	4
14	Condo/Townhouse -- New Listings	25
15	Condo/Townhouse -- Current Inventory	74
16	Condo/Townhouse -- Sell/Inv. Ratio	5.41%
17	Condo/Townhouse -- Days to Sell	72
18	Lots -- Sales	26
19	Lots -- New Listings	69
20	Lots -- Current Inventory	330
21	Lots -- Sell/Inv. Ratio	7.88%
22	Lots -- Days to Sell	132
23	Residential -- Sales	29
24	Residential -- New Listings	119
25	Residential -- Current Inventory	317
26	Residential -- Sell/Inv. Ratio	9.15%
27	Residential -- Days to Sell	85
28	Average House Price	\$373,225.87
29	Median House Price	\$370,000.

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	29	19	52.63%	62	46	34.78%	113	78	44.87%
2 Duplex	21	0	0.00%	22	2	1000.00%	22	3	633.33%
3 Mobile Home	16	22	-27.27%	38	41	-7.32%	41	35	17.14%
4 Recreational	4	12	-66.67%	10	21	-52.38%	17	29	-41.38%
5 Residential	119	92	29.35%	262	222	18.02%	317	231	37.23%
6 Residential WF	14	14	0.00%	34	30	13.33%	58	49	18.37%
7 3/4-Plex	0	1	-100.00%	0	2	-100.00%	1	2	-50.00%
8 Timeshare	0	0	0.00%	0	0	0.00%	0	1	-100.00%
9 Apartment	9	5	80.00%	26	7	271.43%	64	16	300.00%
10 Townhouse	25	14	78.57%	67	51	31.37%	74	56	32.14%
11 RES. TOTAL	237	179	32.40%	521	422	23.46%	707	500	41.40%
12 FARMS	5	8	-37.50%	11	12	-8.33%	29	25	16.00%
13 MULTIFAMILY	0	0	0.00%	1	1	0.00%	3	4	-25.00%
14 Acreage	14	13	7.69%	38	25	52.00%	76	64	18.75%
15 Acreage WF	8	2	300.00%	15	4	275.00%	15	12	25.00%
16 Lots	42	47	-10.64%	98	105	-6.67%	200	131	52.67%
17 Lots WF	4	5	-20.00%	35	8	337.50%	39	11	254.55%
18 LOTS TOTAL	69	67	2.99%	188	142	32.39%	330	218	51.38%
19 Business	7	8	-12.50%	19	18	5.56%	44	47	-6.38%
20 Commercial	1	1	0.00%	11	11	0.00%	28	24	16.67%
21 Land	4	0	0.00%	11	9	22.22%	32	18	77.78%
22 Leases	1	1	0.00%	5	2	150.00%	11	12	-8.33%
23 IC&I TOTAL	13	10	30.00%	46	40	15.00%	115	101	13.86%
24 GRAND TOTAL	324	264	22.73%	767	617	24.31%	1184	848	39.62%

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

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	8	11	-27.27%	\$3,970,400.	\$4,220,500.	-5.93%	93.08%	94.54%
2 Duplex	1	1	0.00%	\$399,000.	\$227,500.	75.38%	99.77%	92.85%
3 Mobile Home	9	12	-25.00%	\$1,097,900.	\$764,550.	43.60%	93.00%	92.98%
4 Recreational	0	1	-100.00%	\$0.	\$350,000.	0.00%	0.00%	87.52%
5 Residential	29	61	-52.46%	\$10,823,550.	\$17,491,500.	-38.12%	96.08%	96.47%
6 Residential WF	1	4	-75.00%	\$535,000.	\$3,655,000.	-85.36%	100.96%	84.77%
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	4	3	33.33%	\$1,643,970.	\$513,900.	219.90%	102.15%	97.79%
10 Townhouse	4	13	-69.23%	\$1,990,500.	\$4,464,000.	-55.41%	95.60%	97.14%
11 RES. TOTAL	56	106	-47.17%	\$20,460,320.	\$31,686,950.	-35.43%	95.71%	95.44%
12 FARMS	0	2	-100.00%	\$0.	\$1,005,500.	0.00%	0.00%	86.11%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	2	2	0.00%	\$485,000.	\$380,000.	27.63%	95.40%	97.12%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	22	21	4.76%	\$2,023,300.	\$2,510,955.	-19.42%	92.12%	97.95%
17 Lots WF	2	0	0.00%	\$588,900.	\$0.	0.00%	97.61%	0.00%
18 LOTS TOTAL	26	23	13.04%	\$3,097,200.	\$2,890,955.	7.13%	92.80%	97.88%
19 Business	1	4	-75.00%	\$718,000.	\$1,390,000.	-48.35%	90.31%	93.07%
20 Commercial	2	1	100.00%	\$749,000.	\$1,050,000.	-28.67%	95.30%	87.50%
21 Land	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
22 Leases	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
23 IC&I TOTAL	3	5	-40.00%	\$1,467,000.	\$2,440,000.	-39.88%	93.64%	91.96%
24 GRAND TOTAL	85	136	-37.50%	\$25,024,520.	\$38,023,404.	-34.19%	94.74%	95.58%

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

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	13	28	-53.57%	\$6,408,400.	\$11,283,000.	-43.20%	94.33%	93.73%
2 Duplex	3	2	50.00%	\$864,000.	\$404,500.	113.60%	95.88%	94.26%
3 Mobile Home	21	29	-27.59%	\$2,754,800.	\$1,900,750.	44.93%	91.75%	91.68%
4 Recreational	0	1	-100.00%	\$0.	\$350,000.	0.00%	0.00%	87.52%
5 Residential	75	131	-42.75%	\$27,410,124.	\$38,062,200.	-27.99%	95.64%	95.80%
6 Residential WF	1	10	-90.00%	\$535,000.	\$10,396,205.	-94.85%	100.96%	92.95%
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	30	16	87.50%	\$14,332,280.	\$2,872,100.	399.02%	99.12%	96.93%
10 Townhouse	21	26	-19.23%	\$7,588,200.	\$8,497,000.	-10.70%	97.46%	97.06%
11 RES. TOTAL	164	243	-32.51%	\$59,892,804.	\$73,765,752.	-18.81%	95.94%	95.11%
12 FARMS	0	2	-100.00%	\$0.	\$1,005,500.	0.00%	0.00%	86.11%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	7	8	-12.50%	\$1,654,500.	\$2,563,000.	-35.45%	92.83%	97.64%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	35	46	-23.91%	\$3,920,700.	\$4,423,810.	-11.37%	92.87%	97.24%
17 Lots WF	3	0	0.00%	\$1,263,900.	\$0.	0.00%	95.07%	0.00%
18 LOTS TOTAL	45	54	-16.67%	\$6,839,100.	\$6,986,810.	-2.11%	93.01%	97.30%
19 Business	3	8	-62.50%	\$786,500.	\$2,785,000.	-71.76%	64.95%	89.34%
20 Commercial	3	3	0.00%	\$978,000.	\$2,176,000.	-55.06%	104.79%	90.99%
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	11	13	-15.38%	\$2,235,687.	\$5,104,813.50	-56.20%	87.18%	89.79%
24 GRAND TOTAL	220	312	-29.49%	\$68,967,592.	\$86,862,880.	-20.60%	94.98%	95.25%

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 (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	\$496,300.	\$383,681.81	29.35%	\$439,000.	\$320,000.	37.19%	114	80	42.50%
2 Duplex	\$399,000.	\$227,500.	75.38%	\$399,000.	\$227,500.	75.38%	14	156	-91.03%
3 Mobile Home	\$121,988.89	\$63,712.50	91.47%	\$113,000.	\$57,000.	98.25%	95	66	43.94%
4 Recreational	\$0.	\$350,000.	0.00%	\$0.	\$350,000.	0.00%	0	177	0.00%
5 Residential	\$373,225.87	\$286,745.90	30.16%	\$370,000.	\$280,000.	32.14%	85	84	1.19%
6 Residential WF	\$535,000.	\$913,750.	-41.45%	\$535,000.	\$1,012,500.	-47.16%	9	178	-94.94%
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	\$410,992.50	\$171,300.	139.93%	\$345,485.	\$130,000.	165.76%	66	267	-75.28%
10 Townhouse	\$497,625.	\$343,384.62	44.92%	\$344,000.	\$272,000.	26.47%	72	161	-55.28%
11 RES. TOTAL	\$365,362.84	\$298,933.50	22.22%	\$359,500.	\$275,000.	30.73%	86	101	-14.85%
12 FARMS	\$0.	\$502,750.	0.00%	\$0.	\$502,750.	0.00%	0	79	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$242,500.	\$190,000.	27.63%	\$242,500.	\$190,000.	27.63%	79	67	17.91%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$91,968.17	\$119,569.28	-23.08%	\$87,000.	\$107,500.	-19.07%	130	158	-17.72%
17 Lots WF	\$294,450.	\$0.	0.00%	\$294,450.	\$0.	0.00%	198	0	0.00%
18 LOTS TOTAL	\$119,123.07	\$125,693.69	-5.23%	\$100,000.	\$107,500.	-6.98%	132	150	-12.00%
19 Business	\$718,000.	\$347,500.	106.62%	\$718,000.	\$82,500.	770.30%	490	168	191.67%
20 Commercial	\$374,500.	\$1,050,000.	-64.33%	\$374,500.	\$1,050,000.	-64.33%	344	52	561.54%
21 Land	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
22 Leases	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
23 IC&I TOTAL	\$489,000.	\$488,000.	0.20%	\$449,000.	\$525,000.	-14.48%	393	145	171.03%
24 GRAND TOTAL	\$294,406.12	\$279,583.87	5.30%	\$275,000.	\$258,200.	6.51%	111	111	0.00%

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%
Area = SH									
1 Acreage/House	\$492,953.84	\$402,964.28	22.33%	\$433,000.	\$358,750.	20.70%	110	126	-12.70%
2 Duplex	\$288,000.	\$202,250.	42.40%	\$290,000.	\$202,250.	43.39%	73	112	-34.82%
3 Mobile Home	\$131,180.95	\$65,543.10	100.14%	\$107,000.	\$48,900.	118.81%	76	72	5.56%
4 Recreational	\$0.	\$350,000.	0.00%	\$0.	\$350,000.	0.00%	0	177	0.00%
5 Residential	\$365,468.34	\$290,551.15	25.78%	\$370,000.	\$285,000.	29.82%	87	95	-8.42%
6 Residential WF	\$535,000.	\$1,039,620.50	-48.54%	\$535,000.	\$1,024,950.	-47.80%	9	112	-91.96%
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	\$477,742.65	\$179,506.25	166.14%	\$468,070.	\$166,250.	181.55%	112	181	-38.12%
10 Townhouse	\$361,342.84	\$326,807.68	10.57%	\$329,000.	\$291,000.	13.06%	91	163	-44.17%
11 RES. TOTAL	\$365,200.03	\$303,562.78	20.30%	\$370,000.	\$275,000.	34.55%	92	110	-16.36%
12 FARMS	\$0.	\$502,750.	0.00%	\$0.	\$502,750.	0.00%	0	79	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$236,357.14	\$320,375.	-26.22%	\$182,000.	\$255,000.	-28.63%	119	286	-58.39%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$112,020.	\$96,169.78	16.48%	\$101,500.	\$94,200.	7.75%	127	165	-23.03%
17 Lots WF	\$421,300.	\$0.	0.00%	\$399,000.	\$0.	0.00%	137	0	0.00%
18 LOTS TOTAL	\$151,980.	\$129,385.36	17.46%	\$115,000.	\$96,200.	19.54%	127	183	-30.60%
19 Business	\$262,166.65	\$348,125.	-24.69%	\$40,000.	\$82,500.	-51.52%	260	149	74.50%
20 Commercial	\$326,000.	\$725,333.31	-55.06%	\$229,000.	\$701,000.	-67.33%	402	128	214.06%
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%	\$8,844.50	\$71,906.75	-87.70%	287	153	87.58%
23 IC&I TOTAL	\$203,244.28	\$392,677.96	-48.24%	\$40,000.	\$355,000.	-88.73%	306	144	112.50%
24 GRAND TOTAL	\$313,489.06	\$278,406.65	12.60%	\$306,500.	\$254,000.	20.67%	110	124	-11.29%