

# **Central Zone Monthly Statistics**

April 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 = April</b>						
<b>Area = Central Zone</b>						
1 Units Listed	1329	917	44.93%	4645	3714	25.07%
2 Units Sold	476	663	-28.21%	1684	2100	-19.81%
3 Sales Volume	\$230,175,712.	\$260,039,632.	-11.48%	\$736,834,496.	\$810,934,912.	-9.14%
4 List/Sell Ratio	95.89%	97.07%		96.24%	96.85%	
5 Days to Sell	70	65	7.69%	73	71	2.82%
6 Active Listings	4311	2972	45.05%			
<b>Area = North Zone</b>						
1 Units Listed	571	493	15.82%	1738	1524	14.04%
2 Units Sold	181	265	-31.70%	637	801	-20.47%
3 Sales Volume	\$69,498,016.	\$84,800,504.	-18.05%	\$239,651,616.	\$249,484,320.	-3.94%
4 List/Sell Ratio	96.13%	96.18%		96.10%	96.25%	
5 Days to Sell	86	74	16.22%	95	87	9.20%
6 Active Listings	1854	1599	15.95%			
<b>Area = Shuswap Zone</b>						
1 Units Listed	436	238	83.19%	1204	855	40.82%
2 Units Sold	103	171	-39.77%	323	483	-33.13%
3 Sales Volume	\$31,813,154.	\$53,056,280.	-40.04%	\$100,780,744.	\$139,919,152.	-27.97%
4 List/Sell Ratio	94.11%	96.08%		94.70%	95.54%	
5 Days to Sell	84	101	-16.83%	102	116	-12.07%
6 Active Listings	1443	879	64.16%			
<b>Area = Grand Total</b>						
1 Units Listed	2336	1648	41.75%	7587	6093	24.52%
2 Units Sold	760	1099	-30.85%	2644	3384	-21.87%
3 Sales Volume	\$331,486,880.	\$397,896,416.	-16.69%	\$1,077,266,816.	\$1,200,338,432.	-10.25%
4 List/Sell Ratio	95.71%	96.70%		96.02%	96.52%	
5 Days to Sell	76	73	4.11%	82	81	1.23%
6 Active Listings	7608	5450	39.60%			

# Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	476	\$230,175,712.	241	\$133,232,240.
Last Month	461	\$202,676,000.	213	\$115,294,184.
This Month Last Year	663	\$260,039,632.	299	\$136,236,688.

Description	Total Listings Taken	Inventory
This Month	1329	4311
Last Month	1257	3935
This Month Last Year	917	2972

# Quick Summary Part 2

	<u>Description</u>	<u>This Month</u>
Year = 2008		
Month = 4		
Area = CO		
7	Ratio of Sales vs. Inventory	11.04%
8	Condo/Apt -- Sales	94
9	Condo/Apt -- New Listings	260
10	Condo/Apt -- Current Inventory	1069
11	Condo/Apt -- Sell/Inv. Ratio	8.79%
12	Condo/Apt -- Days to Sell	64
13	Condo/Townhouse -- Sales	42
14	Condo/Townhouse -- New Listings	160
15	Condo/Townhouse -- Current Inventory	398
16	Condo/Townhouse -- Sell/Inv. Ratio	10.55%
17	Condo/Townhouse -- Days to Sell	46
18	Lots -- Sales	28
19	Lots -- New Listings	90
20	Lots -- Current Inventory	500
21	Lots -- Sell/Inv. Ratio	5.60%
22	Lots -- Days to Sell	136
23	Residential -- Sales	241
24	Residential -- New Listings	586
25	Residential -- Current Inventory	1396
26	Residential -- Sell/Inv. Ratio	17.26%
27	Residential -- Days to Sell	57
28	Average House Price	\$552,830.87
29	Median House Price	\$494,500.

## 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 = CO</b>									
1 Acreage/House	40	21	90.48%	147	101	45.54%	174	111	56.76%
2 Duplex	18	22	-18.18%	80	104	-23.08%	50	54	-7.41%
3 Mobile Home	85	48	77.08%	264	150	76.00%	214	103	107.77%
4 Recreational	4	15	-73.33%	36	60	-40.00%	62	82	-24.39%
5 Residential	586	454	29.07%	1882	1578	19.26%	1396	964	44.81%
6 Residential WF	18	12	50.00%	55	60	-8.33%	58	58	0.00%
7 3/4-Plex	2	2	0.00%	8	7	14.29%	10	4	150.00%
8 Timeshare	1	2	-50.00%	7	9	-22.22%	12	14	-14.29%
9 Apartment	260	142	83.10%	1119	720	55.42%	1069	513	108.38%
10 Townhouse	160	107	49.53%	462	375	23.20%	398	236	68.64%
11 RES. TOTAL	1174	825	42.30%	4060	3164	28.32%	3443	2140	60.89%
12 FARMS	9	10	-10.00%	38	36	5.56%	50	55	-9.09%
13 MULTIFAMILY	0	1	-100.00%	7	5	40.00%	6	4	50.00%
14 Acreage	18	5	260.00%	58	50	16.00%	77	70	10.00%
15 Acreage WF	0	1	-100.00%	9	8	12.50%	16	14	14.29%
16 Lots	70	47	48.94%	268	284	-5.63%	397	382	3.93%
17 Lots WF	1	1	0.00%	8	9	-11.11%	10	8	25.00%
18 LOTS TOTAL	90	54	66.67%	347	351	-1.14%	500	474	5.49%
19 Business	20	6	233.33%	54	44	22.73%	81	69	17.39%
20 Commercial	9	7	28.57%	47	27	74.07%	46	32	43.75%
21 Land	14	6	133.33%	42	19	121.05%	77	67	14.93%
22 Leases	13	8	62.50%	48	68	-29.41%	106	131	-19.08%
23 IC&I TOTAL	56	27	107.41%	191	158	20.89%	310	299	3.68%
24 GRAND TOTAL	1329	917	44.93%	4645	3714	25.07%	4311	2972	45.05%

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
<b>Area = CO</b>								
1 Acreage/House	13	11	18.18%	\$11,796,900.	\$6,963,000.	69.42%	95.51%	94.35%
2 Duplex	12	20	-40.00%	\$4,919,000.	\$7,560,412.	-34.94%	95.66%	95.37%
3 Mobile Home	23	29	-20.69%	\$2,977,900.	\$3,135,800.	-5.04%	92.14%	94.43%
4 Recreational	3	9	-66.67%	\$781,500.	\$3,756,500.	-79.20%	91.89%	95.92%
5 Residential	241	299	-19.40%	\$133,232,240.	\$136,236,688.	-2.21%	96.86%	97.52%
6 Residential WF	3	5	-40.00%	\$10,195,000.	\$13,425,000.	-24.06%	96.83%	92.63%
7 3/4-Plex	1	3	-66.67%	\$675,000.	\$1,482,500.	-54.47%	97.84%	91.96%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	94	156	-39.74%	\$27,055,028.	\$40,427,052.	-33.08%	96.05%	97.79%
10 Townhouse	42	80	-47.50%	\$17,178,900.	\$26,711,348.	-35.69%	96.80%	97.56%
11 RES. TOTAL	432	612	-29.41%	\$208,811,472.	\$239,698,304.	-12.89%	96.32%	97.23%
12 FARMS	4	2	100.00%	\$3,735,000.	\$1,770,000.	111.02%	92.05%	96.73%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	3	6	-50.00%	\$2,887,500.	\$2,329,000.	23.98%	75.53%	96.19%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	25	21	19.05%	\$5,810,310.	\$5,024,588.	15.64%	94.25%	97.76%
17 Lots WF	0	3	-100.00%	\$0.	\$3,775,000.	0.00%	0.00%	96.24%
18 LOTS TOTAL	28	30	-6.67%	\$8,697,810.	\$11,128,588.	-21.84%	92.25%	97.29%
19 Business	2	3	-33.33%	\$123,000.	\$240,600.	-48.88%	96.09%	78.89%
20 Commercial	2	6	-66.67%	\$1,112,500.	\$3,386,000.	-67.14%	97.43%	92.35%
21 Land	5	4	25.00%	\$7,575,000.	\$2,903,000.	160.94%	81.86%	91.48%
22 Leases	3	6	-50.00%	\$120,934.70	\$913,145.	-86.76%	0.00%	100.00%
23 IC&I TOTAL	12	19	-36.84%	\$8,931,435.	\$7,442,745.	20.00%	88.48%	89.76%
24 GRAND TOTAL	476	663	-28.21%	\$230,175,712.	\$260,039,632.	-11.48%	95.89%	97.07%

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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
<b>Area = CO</b>								
1 Acreage/House	36	32	12.50%	\$30,471,500.	\$27,648,200.	10.21%	92.93%	94.32%
2 Duplex	45	75	-40.00%	\$18,012,100.	\$26,072,762.	-30.92%	96.74%	96.43%
3 Mobile Home	86	87	-1.15%	\$10,159,265.	\$9,420,599.	7.84%	91.59%	94.00%
4 Recreational	5	18	-72.22%	\$1,283,000.	\$6,931,000.	-81.49%	92.48%	100.37%
5 Residential	773	961	-19.56%	\$405,139,616.	\$430,578,944.	-5.91%	97.10%	97.35%
6 Residential WF	7	13	-46.15%	\$24,282,500.	\$28,920,000.	-16.04%	95.07%	93.15%
7 3/4-Plex	2	5	-60.00%	\$1,535,000.	\$2,472,500.	-37.92%	98.06%	92.42%
8 Timeshare	1	2	-50.00%	\$2,000.	\$14,700.	-86.39%	36.36%	97.50%
9 Apartment	375	473	-20.72%	\$106,853,136.	\$117,493,024.	-9.06%	96.93%	96.94%
10 Townhouse	184	246	-25.20%	\$70,714,816.	\$81,918,584.	-13.68%	97.29%	97.27%
11 RES. TOTAL	1514	1912	-20.82%	\$668,452,928.	\$731,470,272.	-8.62%	96.60%	96.99%
12 FARMS	6	6	0.00%	\$6,285,000.	\$6,042,500.	4.01%	91.33%	93.28%
13 MULTIFAMILY	1	3	-66.67%	\$860,000.	\$4,237,000.	-79.70%	98.28%	94.00%
14 Acreage	13	18	-27.78%	\$9,132,500.	\$12,279,400.	-25.63%	87.60%	95.30%
15 Acreage WF	1	0	0.00%	\$750,000.	\$0.	0.00%	100.00%	0.00%
16 Lots	81	87	-6.90%	\$17,545,594.	\$18,389,168.	-4.59%	94.40%	97.38%
17 Lots WF	0	3	-100.00%	\$0.	\$3,775,000.	0.00%	0.00%	96.24%
18 LOTS TOTAL	95	108	-12.04%	\$27,428,094.	\$34,443,568.	-20.37%	93.53%	97.01%
19 Business	9	10	-10.00%	\$2,325,700.	\$8,739,100.	-73.39%	81.82%	78.61%
20 Commercial	15	20	-25.00%	\$10,465,029.	\$11,984,400.	-12.68%	98.60%	96.48%
21 Land	16	10	60.00%	\$18,293,750.	\$10,668,000.	71.48%	86.47%	91.28%
22 Leases	28	31	-9.68%	\$2,723,975.50	\$3,350,051.75	-18.69%	90.50%	100.00%
23 IC&I TOTAL	68	71	-4.23%	\$33,808,456.	\$34,741,552.	-2.69%	89.98%	90.94%
24 GRAND TOTAL	1684	2100	-19.81%	\$736,834,496.	\$810,934,912.	-9.14%	96.24%	96.85%

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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 %
<b>Area = CO</b>									
1 Acreage/House	\$907,453.87	\$633,000.	43.36%	\$718,500.	\$670,000.	7.24%	92	99	-7.07%
2 Duplex	\$409,916.65	\$378,020.59	8.44%	\$377,500.	\$332,000.	13.70%	63	51	23.53%
3 Mobile Home	\$129,473.91	\$108,131.03	19.74%	\$107,000.	\$94,500.	13.23%	66	70	-5.71%
4 Recreational	\$260,500.	\$417,388.87	-37.59%	\$153,000.	\$450,000.	-66.00%	196	91	115.38%
5 Residential	\$552,830.87	\$455,641.09	21.33%	\$494,500.	\$415,000.	19.16%	57	54	5.56%
6 Residential WF	\$3,398,333.25	\$2,685,000.	26.57%	\$3,900,000.	\$2,250,000.	73.33%	36	79	-54.43%
7 3/4-Plex	\$675,000.	\$494,166.65	36.59%	\$675,000.	\$470,000.	43.62%	91	123	-26.02%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$287,819.46	\$259,147.76	11.06%	\$272,000.	\$238,700.	13.95%	64	71	-9.86%
10 Townhouse	\$409,021.43	\$333,891.84	22.50%	\$361,250.	\$316,750.	14.05%	46	46	0.00%
11 RES. TOTAL	\$483,359.87	\$391,663.90	23.41%	\$429,750.	\$346,500.	24.03%	60	60	0.00%
12 FARMS	\$933,750.	\$885,000.	5.51%	\$1,040,000.	\$885,000.	17.51%	157	31	406.45%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$962,500.	\$388,166.65	147.96%	\$607,500.	\$425,000.	42.94%	135	103	31.07%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$232,412.40	\$239,266.09	-2.86%	\$225,000.	\$194,500.	15.68%	136	105	29.52%
17 Lots WF	\$0.	\$1,258,333.37	0.00%	\$0.	\$1,200,000.	0.00%	0	98	0.00%
18 LOTS TOTAL	\$310,636.06	\$370,952.93	-16.26%	\$236,000.	\$288,500.	-18.20%	136	104	30.77%
19 Business	\$61,500.	\$80,200.	-23.32%	\$61,500.	\$120,000.	-48.75%	53	410	-87.07%
20 Commercial	\$556,250.	\$564,333.31	-1.43%	\$556,250.	\$937,500.	-40.67%	35	115	-69.57%
21 Land	\$1,515,000.	\$725,750.	108.75%	\$925,000.	\$800,000.	15.63%	392	195	101.03%
22 Leases	\$40,311.56	\$152,190.82	-73.51%	\$38,434.69	\$185,403.75	-79.27%	281	151	86.09%
23 IC&I TOTAL	\$744,286.25	\$391,723.40	90.00%	\$556,250.	\$282,727.50	96.74%	248	190	30.53%
24 GRAND TOTAL	\$483,562.40	\$392,216.65	23.29%	\$422,500.	\$345,000.	22.46%	70	65	7.69%

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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%
<b>Area = CO</b>									
1 Acreage/House	\$846,430.56	\$864,006.25	-2.03%	\$762,500.	\$655,000.	16.41%	90	100	-10.00%
2 Duplex	\$400,268.87	\$347,636.81	15.14%	\$367,000.	\$305,000.	20.33%	53	53	0.00%
3 Mobile Home	\$118,130.99	\$108,282.75	9.09%	\$106,750.	\$101,000.	5.69%	62	64	-3.13%
4 Recreational	\$256,600.	\$385,055.56	-33.36%	\$153,000.	\$365,000.	-58.08%	190	112	69.64%
5 Residential	\$524,113.34	\$448,053.	16.98%	\$480,000.	\$410,000.	17.07%	61	61	0.00%
6 Residential WF	\$3,468,928.50	\$2,224,615.50	55.93%	\$2,925,000.	\$1,650,000.	77.27%	73	80	-8.75%
7 3/4-Plex	\$767,500.	\$494,500.	55.21%	\$767,500.	\$470,000.	63.30%	59	104	-43.27%
8 Timeshare	\$2,000.	\$7,350.	-72.79%	\$2,000.	\$7,350.	-72.79%	168	81	107.41%
9 Apartment	\$284,941.71	\$248,399.62	14.71%	\$262,000.	\$227,900.	14.96%	59	68	-13.24%
10 Townhouse	\$384,319.68	\$333,002.37	15.41%	\$357,500.	\$310,000.	15.32%	75	61	22.95%
11 RES. TOTAL	\$441,514.50	\$382,568.15	15.41%	\$404,000.	\$343,000.	17.78%	63	64	-1.56%
12 FARMS	\$1,047,500.	\$1,007,083.31	4.01%	\$1,040,000.	\$885,000.	17.51%	138	115	20.00%
13 MULTIFAMILY	\$860,000.	\$1,412,333.37	-39.11%	\$860,000.	\$752,000.	14.36%	28	35	-20.00%
14 Acreage	\$702,500.	\$682,188.87	2.98%	\$545,000.	\$402,000.	35.57%	143	164	-12.80%
15 Acreage WF	\$750,000.	\$0.	0.00%	\$750,000.	\$0.	0.00%	338	0	0.00%
16 Lots	\$216,612.26	\$211,369.75	2.48%	\$185,000.	\$179,000.	3.35%	125	107	16.82%
17 Lots WF	\$0.	\$1,258,333.37	0.00%	\$0.	\$1,200,000.	0.00%	0	98	0.00%
18 LOTS TOTAL	\$288,716.78	\$318,921.93	-9.47%	\$199,346.26	\$209,950.	-5.05%	130	116	12.07%
19 Business	\$258,411.10	\$873,910.	-70.43%	\$170,000.	\$91,250.	86.30%	145	208	-30.29%
20 Commercial	\$697,668.62	\$599,220.	16.43%	\$599,000.	\$792,500.	-24.42%	139	124	12.10%
21 Land	\$1,143,359.37	\$1,066,800.	7.18%	\$905,000.	\$1,051,500.	-13.93%	319	211	51.18%
22 Leases	\$97,284.83	\$108,066.18	-9.98%	\$256,825.	\$542,500.	-52.66%	187	219	-14.61%
23 IC&I TOTAL	\$497,183.15	\$489,317.62	1.61%	\$197,988.12	\$168,000.	17.85%	202	189	6.88%
24 GRAND TOTAL	\$437,550.18	\$386,159.50	13.31%	\$395,000.	\$338,000.	16.86%	73	71	2.82%

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