

# **Central Zone Monthly Statistics**

April 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
<b>Year = 2009</b>						
<b>Month = April</b>						
<b>Area = Central Zone</b>						
1 Units Listed	1169	1329	-12.04%	4007	4645	-13.74%
2 Units Sold	318	475	-33.05%	841	1678	-49.88%
3 Sales Volume	\$117,836,272.	\$229,581,472.	-48.67%	\$304,987,936.	\$726,495,232.	-58.02%
4 List/Sell Ratio	89.74%	96.11%		89.18%	96.30%	
5 Days to Sell	103	69	49.28%	101	73	38.36%
6 Active Listings	5305	4311	23.06%			
<b>Area = North Zone</b>						
1 Units Listed	489	571	-14.36%	1531	1733	-11.66%
2 Units Sold	127	179	-29.05%	347	634	-45.27%
3 Sales Volume	\$49,833,200.	\$67,893,416.	-26.60%	\$120,429,592.	\$237,217,024.	-49.23%
4 List/Sell Ratio	89.49%	96.13%		88.23%	96.10%	
5 Days to Sell	125	87	43.68%	130	95	36.84%
6 Active Listings	2483	1854	33.93%			
<b>Area = Shuswap Zone</b>						
1 Units Listed	321	412	-22.09%	796	1111	-28.35%
2 Units Sold	48	96	-50.00%	127	277	-54.15%
3 Sales Volume	\$12,732,056.	\$29,901,184.	-57.42%	\$36,536,564.	\$81,644,496.	-55.25%
4 List/Sell Ratio	85.06%	94.07%		84.40%	94.12%	
5 Days to Sell	152	81	87.65%	149	99	50.51%
6 Active Listings	1567	1443	8.59%			
<b>Area = Grand Total</b>						
1 Units Listed	1979	2312	-14.40%	6334	7489	-15.42%
2 Units Sold	493	750	-34.27%	1315	2589	-49.21%
3 Sales Volume	\$180,401,536.	\$327,376,064.	-44.89%	\$461,954,080.	\$1,045,356,800.	-55.81%
4 List/Sell Ratio	89.21%	95.86%		88.46%	96.02%	
5 Days to Sell	113	75	50.67%	113	81	39.51%
6 Active Listings	9355	7608	22.96%			

# Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	318	\$117,836,272.	157	\$70,824,224.
Last Month	247	\$89,705,504.	130	\$57,052,652.
This Month Last Year	475	\$229,581,472.	240	\$132,606,240.

Description	Total Listings Taken	Inventory
This Month	1169	5305
Last Month	1069	5128
This Month Last Year	1329	4311

# Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
<b>Year = 2009</b>	
<b>Month = 4</b>	
<b>Area = CO</b>	
7 Ratio of Sales vs. Inventory	5.99%
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8 Condo/Apt -- Sales	64
9 Condo/Apt -- New Listings	198
10 Condo/Apt -- Current Inventory	1073
11 Condo/Apt -- Sell/Inv. Ratio	5.97%
12 Condo/Apt -- Days to Sell	102
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13 Condo/Townhouse -- Sales	39
14 Condo/Townhouse -- New Listings	123
15 Condo/Townhouse -- Current Inventory	582
16 Condo/Townhouse -- Sell/Inv. Ratio	6.70%
17 Condo/Townhouse -- Days to Sell	95
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18 Lots -- Sales	7
19 Lots -- New Listings	175
20 Lots -- Current Inventory	749
21 Lots -- Sell/Inv. Ratio	0.94%
22 Lots -- Days to Sell	175
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23 Residential -- Sales	157
24 Residential -- New Listings	470
25 Residential -- Current Inventory	1705
26 Residential -- Sell/Inv. Ratio	9.21%
27 Residential -- Days to Sell	99
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28 Average House Price	\$451,109.68
29 Median House Price	\$417,000.
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## 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	33	39	-15.38%	128	148	-13.51%	206	174	18.39%
2 Duplex	21	18	16.67%	75	79	-5.06%	80	50	60.00%
3 Mobile Home	57	85	-32.94%	179	266	-32.71%	205	214	-4.21%
4 Recreational	6	3	100.00%	27	33	-18.18%	41	62	-33.87%
5 Residential	470	587	-19.93%	1591	1882	-15.46%	1705	1396	22.13%
6 Residential WF	20	19	5.26%	55	57	-3.51%	97	58	67.24%
7 3/4-Plex	1	1	0.00%	7	7	0.00%	13	10	30.00%
8 Timeshare	0	1	-100.00%	3	8	-62.50%	7	12	-41.67%
9 Apartment	198	260	-23.85%	798	1119	-28.69%	1073	1069	0.37%
10 Townhouse	123	162	-24.07%	441	465	-5.16%	582	398	46.23%
11 RES. TOTAL	929	1175	-20.94%	3304	4064	-18.70%	4009	3443	16.44%
12 FARMS	16	9	77.78%	44	38	15.79%	85	50	70.00%
13 MULTIFAMILY	5	0	0.00%	11	7	57.14%	11	6	83.33%
14 Acreage	18	18	0.00%	50	58	-13.79%	112	77	45.45%
15 Acreage WF	1	0	0.00%	7	8	-12.50%	14	16	-12.50%
16 Lots	154	69	123.19%	354	266	33.08%	607	397	52.90%
17 Lots WF	2	1	100.00%	9	10	-10.00%	16	10	60.00%
18 LOTS TOTAL	175	89	96.63%	421	344	22.38%	749	500	49.80%
19 Business	5	20	-75.00%	26	54	-51.85%	62	81	-23.46%
20 Commercial	17	10	70.00%	55	48	14.58%	127	46	176.09%
21 Land	9	13	-30.77%	40	41	-2.44%	74	77	-3.90%
22 Leases	13	13	0.00%	106	48	120.83%	188	106	77.36%
23 IC&I TOTAL	44	56	-21.43%	227	191	18.85%	451	310	45.48%
24 GRAND TOTAL	1169	1329	-12.04%	4007	4645	-13.74%	5305	4311	23.06%

## 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	7	13	-46.15%	\$5,343,500.	\$11,796,900.	-54.70%	89.47%	95.51%
2 Duplex	10	12	-16.67%	\$3,543,100.	\$4,919,000.	-27.97%	91.97%	95.66%
3 Mobile Home	17	24	-29.17%	\$1,402,400.	\$3,087,900.	-54.58%	84.01%	92.15%
4 Recreational	0	3	-100.00%	\$0.	\$781,500.	0.00%	0.00%	91.89%
5 Residential	157	240	-34.58%	\$70,824,224.	\$132,606,240.	-46.59%	91.25%	96.87%
6 Residential WF	1	3	-66.67%	\$975,000.	\$10,195,000.	-90.44%	81.58%	96.83%
7 3/4-Plex	2	1	100.00%	\$733,000.	\$675,000.	8.59%	94.82%	97.84%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	64	94	-31.91%	\$15,913,138.	\$27,055,028.	-41.18%	88.61%	96.05%
10 Townhouse	39	42	-7.14%	\$13,426,200.	\$17,178,900.	-21.84%	89.75%	96.80%
11 RES. TOTAL	297	432	-31.25%	\$112,160,560.	\$208,295,472.	-46.15%	90.05%	96.32%
12 FARMS	3	4	-25.00%	\$1,835,000.	\$3,735,000.	-50.87%	77.15%	92.05%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	1	2	-50.00%	\$132,000.	\$812,500.	-83.75%	78.10%	90.25%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	6	24	-75.00%	\$1,220,655.	\$5,704,310.	-78.60%	82.12%	94.58%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	7	26	-73.08%	\$1,352,655.	\$6,516,810.	-79.24%	81.54%	94.25%
19 Business	1	2	-50.00%	\$56,500.	\$123,000.	-54.07%	86.92%	96.09%
20 Commercial	2	2	0.00%	\$1,058,750.	\$1,112,500.	-4.83%	93.76%	97.43%
21 Land	0	5	-100.00%	\$0.	\$9,650,000.	0.00%	0.00%	91.08%
22 Leases	8	4	100.00%	\$1,372,812.87	\$148,696.70	823.23%	0.00%	0.00%
23 IC&I TOTAL	11	13	-15.38%	\$2,488,062.75	\$11,034,197.	-77.45%	91.48%	93.60%
24 GRAND TOTAL	318	475	-33.05%	\$117,836,272.	\$229,581,472.	-48.67%	89.74%	96.11%

**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	13	35	-62.86%	\$8,722,500.	\$29,696,500.	-70.63%	90.03%	92.81%
2 Duplex	25	45	-44.44%	\$9,126,267.	\$18,012,100.	-49.33%	97.89%	96.74%
3 Mobile Home	49	87	-43.68%	\$4,125,481.75	\$10,269,265.	-59.83%	83.00%	91.60%
4 Recreational	2	5	-60.00%	\$800,000.	\$1,283,000.	-37.65%	100.14%	92.48%
5 Residential	428	771	-44.49%	\$189,026,896.	\$397,313,632.	-52.42%	89.86%	97.11%
6 Residential WF	1	7	-85.71%	\$975,000.	\$24,282,500.	-95.98%	81.58%	95.07%
7 3/4-Plex	2	1	100.00%	\$733,000.	\$675,000.	8.59%	94.82%	97.84%
8 Timeshare	0	1	-100.00%	\$0.	\$2,000.	0.00%	0.00%	36.36%
9 Apartment	169	375	-54.93%	\$41,521,876.	\$106,853,136.	-61.14%	88.03%	96.93%
10 Townhouse	104	184	-43.48%	\$35,203,712.	\$70,714,816.	-50.22%	90.40%	97.29%
11 RES. TOTAL	793	1511	-47.52%	\$290,234,720.	\$659,101,952.	-55.97%	89.40%	96.60%
12 FARMS	4	5	-20.00%	\$3,835,000.	\$5,560,000.	-31.03%	77.86%	90.26%
13 MULTIFAMILY	0	1	-100.00%	\$0.	\$860,000.	0.00%	0.00%	98.28%
14 Acreage	4	12	-66.67%	\$2,832,000.	\$7,057,500.	-59.87%	69.94%	91.06%
15 Acreage WF	0	1	-100.00%	\$0.	\$750,000.	0.00%	0.00%	100.00%
16 Lots	14	79	-82.28%	\$3,264,355.	\$17,254,594.	-81.08%	88.02%	94.46%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	18	92	-80.43%	\$6,096,355.	\$25,062,094.	-75.67%	84.00%	94.08%
19 Business	3	9	-66.67%	\$349,500.	\$2,325,700.	-84.97%	71.78%	81.82%
20 Commercial	3	15	-80.00%	\$1,240,750.	\$10,465,029.	-88.14%	95.31%	98.60%
21 Land	0	16	-100.00%	\$0.	\$20,368,750.	0.00%	0.00%	89.35%
22 Leases	20	29	-31.03%	\$3,231,602.25	\$2,751,737.50	17.44%	0.00%	90.50%
23 IC&I TOTAL	26	69	-62.32%	\$4,821,852.50	\$35,911,216.	-86.57%	83.54%	91.11%
24 GRAND TOTAL	841	1678	-49.88%	\$304,987,936.	\$726,495,232.	-58.02%	89.18%	96.30%

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 %
<b>Area = CO</b>									
1 Acreage/House	\$763,357.12	\$907,453.87	-15.88%	\$745,000.	\$718,500.	3.69%	122	92	32.61%
2 Duplex	\$354,310.	\$409,916.65	-13.57%	\$350,500.	\$377,500.	-7.15%	82	63	30.16%
3 Mobile Home	\$82,494.11	\$128,662.50	-35.88%	\$75,000.	\$108,500.	-30.88%	98	64	53.13%
4 Recreational	\$0.	\$260,500.	0.00%	\$0.	\$153,000.	0.00%	0	196	0.00%
5 Residential	\$451,109.68	\$552,526.	-18.36%	\$417,000.	\$494,250.	-15.63%	99	57	73.68%
6 Residential WF	\$975,000.	\$3,398,333.25	-71.31%	\$975,000.	\$3,900,000.	-75.00%	78	36	116.67%
7 3/4-Plex	\$366,500.	\$675,000.	-45.70%	\$366,500.	\$675,000.	-45.70%	80	91	-12.09%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$248,642.78	\$287,819.46	-13.61%	\$242,500.	\$272,000.	-10.85%	102	64	59.38%
10 Townhouse	\$344,261.53	\$409,021.43	-15.83%	\$327,900.	\$361,250.	-9.23%	95	46	106.52%
11 RES. TOTAL	\$377,644.96	\$482,165.43	-21.68%	\$361,200.	\$429,250.	-15.85%	99	60	65.00%
12 FARMS	\$611,666.68	\$933,750.	-34.49%	\$490,000.	\$1,040,000.	-52.88%	165	157	5.10%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$132,000.	\$406,250.	-67.51%	\$132,000.	\$406,250.	-67.51%	46	100	-54.00%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$203,442.50	\$237,679.57	-14.40%	\$221,500.	\$222,250.	-0.34%	196	132	48.48%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$193,236.42	\$250,646.53	-22.90%	\$218,000.	\$222,250.	-1.91%	175	130	34.62%
19 Business	\$56,500.	\$61,500.	-8.13%	\$56,500.	\$61,500.	-8.13%	529	53	898.11%
20 Commercial	\$529,375.	\$556,250.	-4.83%	\$529,375.	\$556,250.	-4.83%	61	35	74.29%
21 Land	\$0.	\$1,930,000.	0.00%	\$0.	\$925,000.	0.00%	0	392	0.00%
22 Leases	\$171,601.60	\$37,174.17	361.62%	\$94,160.	\$56,267.35	67.34%	123	247	-50.20%
23 IC&I TOTAL	\$226,187.53	\$848,784.37	-73.35%	\$107,360.	\$292,500.	-63.30%	148	240	-38.33%
24 GRAND TOTAL	\$370,554.31	\$483,329.40	-23.33%	\$357,900.	\$421,000.	-14.99%	103	69	49.28%

Totals include variables in any given month, due to preceding month's collapsed sales and deleted listings. e &amp; 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 = CO</b>									
1 Acreage/House	\$670,961.56	\$848,471.43	-20.92%	\$699,000.	\$750,000.	-6.80%	94	92	2.17%
2 Duplex	\$365,050.68	\$400,268.87	-8.80%	\$360,000.	\$367,000.	-1.91%	96	53	81.13%
3 Mobile Home	\$84,193.50	\$118,037.53	-28.67%	\$73,000.	\$107,000.	-31.78%	102	62	64.52%
4 Recreational	\$400,000.	\$256,600.	55.88%	\$400,000.	\$153,000.	161.44%	236	190	24.21%
5 Residential	\$441,651.62	\$515,322.46	-14.30%	\$410,000.	\$480,000.	-14.58%	93	61	52.46%
6 Residential WF	\$975,000.	\$3,468,928.50	-71.89%	\$975,000.	\$2,925,000.	-66.67%	78	73	6.85%
7 3/4-Plex	\$366,500.	\$675,000.	-45.70%	\$366,500.	\$675,000.	-45.70%	80	91	-12.09%
8 Timeshare	\$0.	\$2,000.	0.00%	\$0.	\$2,000.	0.00%	0	168	0.00%
9 Apartment	\$245,691.57	\$284,941.71	-13.77%	\$230,000.	\$262,000.	-12.21%	112	59	89.83%
10 Townhouse	\$338,497.25	\$384,319.68	-11.92%	\$329,000.	\$357,500.	-7.97%	94	75	25.33%
11 RES. TOTAL	\$365,995.87	\$436,202.46	-16.09%	\$355,000.	\$402,000.	-11.69%	98	63	55.56%
12 FARMS	\$958,750.	\$1,112,000.	-13.78%	\$705,000.	\$1,100,000.	-35.91%	134	163	-17.79%
13 MULTIFAMILY	\$0.	\$860,000.	0.00%	\$0.	\$860,000.	0.00%	0	28	0.00%
14 Acreage	\$708,000.	\$588,125.	20.38%	\$450,000.	\$512,500.	-12.20%	150	138	8.70%
15 Acreage WF	\$0.	\$750,000.	0.00%	\$0.	\$750,000.	0.00%	0	338	0.00%
16 Lots	\$233,168.21	\$218,412.57	6.76%	\$219,500.	\$180,405.	21.67%	162	124	30.65%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$338,686.37	\$272,414.06	24.33%	\$223,000.	\$197,173.12	13.10%	159	128	24.22%
19 Business	\$116,500.	\$258,411.10	-54.92%	\$233,000.	\$54,600.	326.74%	328	145	126.21%
20 Commercial	\$413,583.34	\$697,668.62	-40.72%	\$350,000.	\$1,120,000.	-68.75%	49	139	-64.75%
21 Land	\$0.	\$1,273,046.87	0.00%	\$0.	\$950,000.	0.00%	0	319	0.00%
22 Leases	\$161,580.10	\$94,887.50	70.29%	\$495,494.25	\$125,000.	296.40%	118	186	-36.56%
23 IC&I TOTAL	\$185,455.85	\$520,452.40	-64.37%	\$94,930.	\$185,781.25	-48.90%	134	201	-33.33%
24 GRAND TOTAL	\$362,649.15	\$432,953.06	-16.24%	\$350,500.	\$395,000.	-11.27%	101	73	38.36%