

Shuswap 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
Year = 2008						
Month = April						
Area = Central Zone						
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%			
Area = North Zone						
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%			
Area = Shuswap Zone						
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%			
Area = Grand Total						
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%			

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Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	103	\$31,813,154.	50	\$18,357,424.
Last Month	85	\$25,024,520.	29	\$10,823,550.
This Month Last Year	171	\$53,056,280.	70	\$23,572,500.

Description	Total Listings Taken	Inventory
This Month	436	1443
Last Month	325	1184
This Month Last Year	238	879

Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
Year = 2008	
Month = 4	
Area = SH	
7 Ratio of Sales vs. Inventory	7.14%
8 Condo/Apt -- Sales	5
9 Condo/Apt -- New Listings	24
10 Condo/Apt -- Current Inventory	83
11 Condo/Apt -- Sell/Inv. Ratio	6.02%
12 Condo/Apt -- Days to Sell	141
13 Condo/Townhouse -- Sales	3
14 Condo/Townhouse -- New Listings	16
15 Condo/Townhouse -- Current Inventory	86
16 Condo/Townhouse -- Sell/Inv. Ratio	3.49%
17 Condo/Townhouse -- Days to Sell	35
18 Lots -- Sales	18
19 Lots -- New Listings	88
20 Lots -- Current Inventory	373
21 Lots -- Sell/Inv. Ratio	4.83%
22 Lots -- Days to Sell	107
23 Residential -- Sales	50
24 Residential -- New Listings	170
25 Residential -- Current Inventory	412
26 Residential -- Sell/Inv. Ratio	12.14%
27 Residential -- Days to Sell	72
28 Average House Price	\$367,148.50
29 Median House Price	\$384,500.
_____	_____
_____	_____

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 = SH									
1 Acreage/House	59	21	180.95%	121	67	80.60%	160	79	102.53%
2 Duplex	3	1	200.00%	25	3	733.33%	23	4	475.00%
3 Mobile Home	24	17	41.18%	62	58	6.90%	49	38	28.95%
4 Recreational	10	8	25.00%	23	29	-20.69%	28	29	-3.45%
5 Residential	170	93	82.80%	432	315	37.14%	412	237	73.84%
6 Residential WF	13	8	62.50%	47	38	23.68%	64	56	14.29%
7 3/4-Plex	0	2	-100.00%	0	4	-100.00%	1	3	-66.67%
8 Timeshare	0	0	0.00%	0	0	0.00%	0	0	0.00%
9 Apartment	24	5	380.00%	50	12	316.67%	83	16	418.75%
10 Townhouse	16	10	60.00%	83	61	36.07%	86	54	59.26%
11 RES. TOTAL	319	165	93.33%	843	587	43.61%	906	516	75.58%
12 FARMS	11	3	266.67%	22	15	46.67%	38	23	65.22%
13 MULTIFAMILY	1	1	0.00%	2	2	0.00%	3	4	-25.00%
14 Acreage	20	12	66.67%	58	37	56.76%	90	64	40.63%
15 Acreage WF	6	1	500.00%	21	5	320.00%	21	14	50.00%
16 Lots	57	41	39.02%	152	146	4.11%	221	141	56.74%
17 Lots WF	3	3	0.00%	38	11	245.45%	41	13	215.38%
18 LOTS TOTAL	88	58	51.72%	273	200	36.50%	373	232	60.78%
19 Business	8	5	60.00%	27	23	17.39%	49	46	6.52%
20 Commercial	3	1	200.00%	14	12	16.67%	30	24	25.00%
21 Land	4	1	300.00%	16	10	60.00%	33	18	83.33%
22 Leases	2	4	-50.00%	7	6	16.67%	11	16	-31.25%
23 IC&I TOTAL	17	11	54.55%	64	51	25.49%	123	104	18.27%
24 GRAND TOTAL	436	238	83.19%	1204	855	40.82%	1443	879	64.16%

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	6	13	-53.85%	\$3,305,900.	\$8,623,000.	-61.66%	94.38%	94.99%
2 Duplex	2	1	100.00%	\$576,000.	\$515,000.	11.84%	96.70%	92.12%
3 Mobile Home	10	12	-16.67%	\$1,228,250.	\$947,300.	29.66%	92.76%	93.36%
4 Recreational	1	4	-75.00%	\$528,000.	\$1,463,500.	-63.92%	96.17%	96.17%
5 Residential	50	70	-28.57%	\$18,357,424.	\$23,572,500.	-22.12%	94.61%	96.78%
6 Residential WF	2	3	-33.33%	\$1,874,500.	\$2,205,000.	-14.99%	90.99%	78.76%
7 3/4-Plex	0	1	-100.00%	\$0.	\$350,000.	0.00%	0.00%	94.62%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	5	4	25.00%	\$1,637,570.	\$1,011,800.	61.85%	97.75%	105.75%
10 Townhouse	3	10	-70.00%	\$1,023,000.	\$3,364,000.	-69.59%	97.80%	98.23%
11 RES. TOTAL	79	118	-33.05%	\$28,530,644.	\$42,052,100.	-32.15%	94.66%	96.12%
12 FARMS	0	2	-100.00%	\$0.	\$1,440,000.	0.00%	0.00%	99.46%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	4	8	-50.00%	\$948,000.	\$1,718,900.	-44.85%	87.03%	94.14%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	14	36	-61.11%	\$1,541,700.	\$4,607,280.	-66.54%	92.70%	96.72%
17 Lots WF	0	2	-100.00%	\$0.	\$880,000.	0.00%	0.00%	100.45%
18 LOTS TOTAL	18	46	-60.87%	\$2,489,700.	\$7,206,180.	-65.45%	91.44%	96.43%
19 Business	1	2	-50.00%	\$36,000.	\$593,000.	-93.93%	90.00%	94.72%
20 Commercial	2	2	0.00%	\$742,296.	\$1,600,000.	-53.61%	95.59%	81.48%
21 Land	0	1	-100.00%	\$0.	\$165,000.	0.00%	0.00%	100.00%
22 Leases	3	0	0.00%	\$14,512.24	\$0.	0.00%	100.00%	0.00%
23 IC&I TOTAL	6	5	20.00%	\$792,808.25	\$2,358,000.	-66.38%	95.29%	90.48%
24 GRAND TOTAL	103	171	-39.77%	\$31,813,154.	\$53,056,280.	-40.04%	94.11%	96.08%

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	19	41	-53.66%	\$9,714,300.	\$19,906,000.	-51.20%	94.35%	94.13%
2 Duplex	5	3	66.67%	\$1,440,000.	\$919,500.	56.61%	96.21%	93.54%
3 Mobile Home	31	41	-24.39%	\$3,983,050.	\$2,848,050.	39.85%	92.07%	92.17%
4 Recreational	1	5	-80.00%	\$528,000.	\$1,813,500.	-70.89%	96.17%	94.44%
5 Residential	125	201	-37.81%	\$45,767,552.	\$61,634,700.	-25.74%	95.23%	96.14%
6 Residential WF	3	13	-76.92%	\$2,409,500.	\$12,601,205.	-80.88%	94.31%	89.68%
7 3/4-Plex	0	1	-100.00%	\$0.	\$350,000.	0.00%	0.00%	94.62%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	35	20	75.00%	\$15,969,850.	\$3,883,900.	311.18%	98.93%	98.69%
10 Townhouse	24	36	-33.33%	\$8,611,200.	\$11,861,000.	-27.40%	97.50%	97.38%
11 RES. TOTAL	243	361	-32.69%	\$88,423,448.	\$115,817,856.	-23.65%	95.53%	95.44%
12 FARMS	0	4	-100.00%	\$0.	\$2,445,500.	0.00%	0.00%	92.79%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	11	16	-31.25%	\$2,602,500.	\$4,281,900.	-39.22%	90.72%	95.89%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	49	82	-40.24%	\$5,462,400.	\$9,031,090.	-39.52%	92.82%	97.01%
17 Lots WF	3	2	50.00%	\$1,263,900.	\$880,000.	43.62%	95.07%	100.45%
18 LOTS TOTAL	63	100	-37.00%	\$9,328,800.	\$14,192,990.	-34.27%	92.56%	96.90%
19 Business	4	10	-60.00%	\$822,500.	\$3,378,000.	-75.65%	71.21%	90.41%
20 Commercial	5	5	0.00%	\$1,720,296.	\$3,776,000.	-54.44%	101.11%	87.19%
21 Land	1	1	0.00%	\$423,000.	\$165,000.	156.36%	89.05%	100.00%
22 Leases	7	2	250.00%	\$62,699.26	\$143,813.50	-56.40%	95.45%	0.00%
23 IC&I TOTAL	17	18	-5.56%	\$3,028,495.25	\$7,462,813.50	-59.42%	89.67%	90.00%
24 GRAND TOTAL	323	483	-33.13%	\$100,780,744.	\$139,919,152.	-27.97%	94.70%	95.54%

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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 = SH									
1 Acreage/House	\$550,983.31	\$663,307.68	-16.93%	\$547,500.	\$615,000.	-10.98%	85	151	-43.71%
2 Duplex	\$288,000.	\$515,000.	-44.08%	\$288,000.	\$515,000.	-44.08%	22	91	-75.82%
3 Mobile Home	\$122,825.	\$78,941.66	55.59%	\$97,625.	\$77,250.	26.38%	72	50	44.00%
4 Recreational	\$528,000.	\$365,875.	44.31%	\$528,000.	\$255,000.	107.06%	34	21	61.90%
5 Residential	\$367,148.50	\$336,750.	9.03%	\$384,500.	\$333,950.	15.14%	72	86	-16.28%
6 Residential WF	\$937,250.	\$735,000.	27.52%	\$937,250.	\$855,000.	9.62%	138	79	74.68%
7 3/4-Plex	\$0.	\$350,000.	0.00%	\$0.	\$350,000.	0.00%	0	55	0.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$327,514.	\$252,950.	29.48%	\$425,000.	\$269,900.	57.47%	141	411	-65.69%
10 Townhouse	\$341,000.	\$336,400.	1.37%	\$330,000.	\$268,000.	23.13%	35	148	-76.35%
11 RES. TOTAL	\$361,147.40	\$356,373.71	1.34%	\$360,000.	\$320,000.	12.50%	76	103	-26.21%
12 FARMS	\$0.	\$720,000.	0.00%	\$0.	\$720,000.	0.00%	0	200	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$237,000.	\$214,862.50	10.30%	\$274,000.	\$175,000.	56.57%	116	133	-12.78%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$110,121.42	\$127,980.	-13.95%	\$90,000.	\$118,500.	-24.05%	104	75	38.67%
17 Lots WF	\$0.	\$440,000.	0.00%	\$0.	\$440,000.	0.00%	0	32	0.00%
18 LOTS TOTAL	\$138,316.67	\$156,656.09	-11.71%	\$96,250.	\$122,000.	-21.11%	107	83	28.92%
19 Business	\$36,000.	\$296,500.	-87.86%	\$36,000.	\$296,500.	-87.86%	133	81	64.20%
20 Commercial	\$371,148.	\$800,000.	-53.61%	\$371,148.	\$800,000.	-53.61%	85	82	3.66%
21 Land	\$0.	\$165,000.	0.00%	\$0.	\$165,000.	0.00%	0	603	0.00%
22 Leases	\$4,837.41	\$0.	0.00%	\$6,971.20	\$0.	0.00%	158	0	0.00%
23 IC&I TOTAL	\$132,134.70	\$471,600.	-71.98%	\$21,767.51	\$200,000.	-89.12%	129	186	-30.65%
24 GRAND TOTAL	\$308,865.56	\$310,270.65	-0.45%	\$324,000.	\$272,000.	19.12%	84	101	-16.83%

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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 = SH									
1 Acreage/House	\$511,278.93	\$485,512.18	5.31%	\$445,000.	\$415,000.	7.23%	102	134	-23.88%
2 Duplex	\$288,000.	\$306,500.	-6.04%	\$290,000.	\$227,500.	27.47%	52	105	-50.48%
3 Mobile Home	\$128,485.48	\$69,464.63	84.97%	\$107,000.	\$64,000.	67.19%	75	66	13.64%
4 Recreational	\$528,000.	\$362,700.	45.57%	\$528,000.	\$283,000.	86.57%	34	52	-34.62%
5 Residential	\$366,140.40	\$306,640.31	19.40%	\$370,000.	\$305,000.	21.31%	81	92	-11.96%
6 Residential WF	\$803,166.68	\$969,323.43	-17.14%	\$535,000.	\$999,900.	-46.49%	95	104	-8.65%
7 3/4-Plex	\$0.	\$350,000.	0.00%	\$0.	\$350,000.	0.00%	0	55	0.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$456,281.43	\$194,195.	134.96%	\$458,070.	\$172,000.	166.32%	116	227	-48.90%
10 Townhouse	\$358,800.	\$329,472.21	8.90%	\$329,000.	\$283,000.	16.25%	84	159	-47.17%
11 RES. TOTAL	\$363,882.50	\$320,825.09	13.42%	\$369,900.	\$285,000.	29.79%	87	108	-19.44%
12 FARMS	\$0.	\$611,375.	0.00%	\$0.	\$714,000.	0.00%	0	139	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$236,590.90	\$267,618.75	-11.59%	\$223,000.	\$206,500.	7.99%	118	209	-43.54%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$111,477.55	\$110,135.24	1.22%	\$98,000.	\$100,580.	-2.57%	121	126	-3.97%
17 Lots WF	\$421,300.	\$440,000.	-4.25%	\$399,000.	\$440,000.	-9.32%	137	32	328.13%
18 LOTS TOTAL	\$148,076.18	\$141,929.90	4.33%	\$114,500.	\$107,000.	7.01%	121	137	-11.68%
19 Business	\$205,625.	\$337,800.	-39.13%	\$38,000.	\$402,500.	-90.56%	228	135	68.89%
20 Commercial	\$344,059.18	\$755,200.	-54.44%	\$229,000.	\$425,000.	-46.12%	275	109	152.29%
21 Land	\$423,000.	\$165,000.	156.36%	\$423,000.	\$165,000.	156.36%	233	603	-61.36%
22 Leases	\$8,957.03	\$71,906.75	-87.54%	\$6.	\$71,906.75	-99.99%	231	153	50.98%
23 IC&I TOTAL	\$178,146.78	\$414,600.75	-57.03%	\$36,000.	\$277,500.	-87.03%	243	156	55.77%
24 GRAND TOTAL	\$312,014.68	\$289,687.68	7.71%	\$310,000.	\$257,500.	20.39%	102	116	-12.07%

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