

Shuswap 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
Year = 2009						
Month = April						
Area = Central Zone						
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%			
Area = North Zone						
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%			
Area = Shuswap Zone						
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%			
Area = Grand Total						
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	48	\$12,732,056.	25	\$8,452,148.
Last Month	38	\$12,062,101.	14	\$4,707,400.
This Month Last Year	96	\$29,901,184.	48	\$17,941,524.

Description	Total Listings Taken	Inventory
This Month	321	1567
Last Month	225	1374
This Month Last Year	412	1443

Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
Year = 2009	
Month = 4	
Area = SH	
7 Ratio of Sales vs. Inventory	3.06%
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8 Condo/Apt -- Sales	3
9 Condo/Apt -- New Listings	8
10 Condo/Apt -- Current Inventory	85
11 Condo/Apt -- Sell/Inv. Ratio	3.53%
12 Condo/Apt -- Days to Sell	86
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13 Condo/Townhouse -- Sales	1
14 Condo/Townhouse -- New Listings	15
15 Condo/Townhouse -- Current Inventory	112
16 Condo/Townhouse -- Sell/Inv. Ratio	0.89%
17 Condo/Townhouse -- Days to Sell	243
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18 Lots -- Sales	6
19 Lots -- New Listings	80
20 Lots -- Current Inventory	435
21 Lots -- Sell/Inv. Ratio	1.38%
22 Lots -- Days to Sell	172
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23 Residential -- Sales	25
24 Residential -- New Listings	117
25 Residential -- Current Inventory	425
26 Residential -- Sell/Inv. Ratio	5.88%
27 Residential -- Days to Sell	148
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28 Average House Price	\$338,085.90
29 Median House Price	\$320,000.
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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%
Zone = SH									
1 Acreage/House	30	56	-46.43%	80	115	-30.43%	157	160	-1.88%
2 Duplex	4	3	33.33%	8	25	-68.00%	25	23	8.70%
3 Mobile Home	13	19	-31.58%	52	51	1.96%	77	49	57.14%
4 Recreational	15	8	87.50%	18	22	-18.18%	29	28	3.57%
5 Residential	117	157	-25.48%	266	378	-29.63%	425	412	3.16%
6 Residential WF	20	13	53.85%	32	43	-25.58%	51	64	-20.31%
7 3/4-Plex	1	0	0.00%	2	0	0.00%	4	1	300.00%
8 Timeshare	0	0	0.00%	0	0	0.00%	2	0	0.00%
9 Apartment	8	24	-66.67%	35	50	-30.00%	85	83	2.41%
10 Townhouse	15	16	-6.25%	63	83	-24.10%	112	86	30.23%
11 RES. TOTAL	223	296	-24.66%	556	767	-27.51%	967	906	6.73%
12 FARMS	1	10	-90.00%	6	17	-64.71%	24	38	-36.84%
13 MULTIFAMILY	0	1	-100.00%	2	2	0.00%	6	3	100.00%
14 Acreage	19	20	-5.00%	36	57	-36.84%	97	90	7.78%
15 Acreage WF	6	5	20.00%	9	16	-43.75%	16	21	-23.81%
16 Lots	48	58	-17.24%	116	148	-21.62%	295	221	33.48%
17 Lots WF	7	3	133.33%	22	37	-40.54%	27	41	-34.15%
18 LOTS TOTAL	80	88	-9.09%	183	262	-30.15%	435	373	16.62%
19 Business	3	8	-62.50%	10	27	-62.96%	42	49	-14.29%
20 Commercial	6	3	100.00%	15	13	15.38%	36	30	20.00%
21 Land	6	4	50.00%	17	16	6.25%	45	33	36.36%
22 Leases	2	2	0.00%	7	7	0.00%	12	11	9.09%
23 IC&I TOTAL	17	17	0.00%	49	63	-22.22%	135	123	9.76%
24 GRAND TOTAL	321	412	-22.09%	796	1111	-28.35%	1567	1443	8.59%

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	1		6	-83.33%	\$525,000.		\$3,305,900.	-84.12%	90.53%		94.38%
2 Duplex	1		2	-50.00%	\$209,708.75		\$576,000.	-63.59%	83.91%		96.70%
3 Mobile Home	10		8	25.00%	\$1,076,700.		\$1,030,250.	4.51%	74.92%		93.50%
4 Recreational	0		1	-100.00%	\$0.		\$528,000.	0.00%	0.00%		96.17%
5 Residential	25		48	-47.92%	\$8,452,148.		\$17,941,524.	-52.89%	87.06%		94.48%
6 Residential WF	0		2	-100.00%	\$0.		\$1,874,500.	0.00%	0.00%		90.99%
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	3		2	50.00%	\$752,000.		\$339,500.	121.50%	94.74%		100.58%
10 Townhouse	1		3	-66.67%	\$145,000.		\$1,023,000.	-85.83%	80.55%		97.80%
11 RES. TOTAL	41		72	-43.06%	\$11,160,556.		\$26,618,676.	-58.07%	84.51%		94.66%
12 FARMS	0		0	0.00%	\$0.		\$0.	0.00%	0.00%		0.00%
13 MULTIFAMILY	0		0	0.00%	\$0.		\$0.	0.00%	0.00%		0.00%
14 Acreage	1		4	-75.00%	\$150,000.		\$948,000.	-84.18%	88.28%		87.03%
15 Acreage WF	1		0	0.00%	\$772,500.		\$0.	0.00%	98.40%		0.00%
16 Lots	4		14	-71.43%	\$648,250.		\$1,541,700.	-57.95%	82.89%		92.70%
17 Lots WF	0		0	0.00%	\$0.		\$0.	0.00%	0.00%		0.00%
18 LOTS TOTAL	6		18	-66.67%	\$1,570,750.		\$2,489,700.	-36.91%	86.37%		91.44%
19 Business	0		1	-100.00%	\$0.		\$36,000.	0.00%	0.00%		90.00%
20 Commercial	0		2	-100.00%	\$0.		\$742,296.	0.00%	0.00%		95.59%
21 Land	0		0	0.00%	\$0.		\$0.	0.00%	0.00%		0.00%
22 Leases	1		3	-66.67%	\$750.		\$14,512.24	-94.83%	100.00%		100.00%
23 IC&I TOTAL	1		6	-83.33%	\$750.		\$792,808.25	-99.91%	100.00%		95.29%
24 GRAND TOTAL	48		96	-50.00%	\$12,732,056.		\$29,901,184.	-57.42%	85.06%		94.07%

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	11	19	-42.11%	\$5,026,000.	\$9,714,300.	-48.26%	87.54%	94.35%
2 Duplex	2	4	-50.00%	\$530,208.75	\$1,265,000.	-58.09%	83.48%	98.38%
3 Mobile Home	21	28	-25.00%	\$1,980,901.	\$3,710,150.	-46.61%	77.20%	92.18%
4 Recreational	1	1	0.00%	\$300,000.	\$528,000.	-43.18%	57.80%	96.17%
5 Residential	56	113	-50.44%	\$19,184,054.	\$42,857,152.	-55.24%	86.64%	95.16%
6 Residential WF	0	3	-100.00%	\$0.	\$2,409,500.	0.00%	0.00%	94.31%
7 3/4-Plex	1	0	0.00%	\$418,000.	\$0.	0.00%	95.14%	0.00%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	7	8	-12.50%	\$2,331,900.	\$1,913,400.	21.87%	89.86%	97.12%
10 Townhouse	16	23	-30.43%	\$3,692,500.	\$7,583,700.	-51.31%	81.47%	97.38%
11 RES. TOTAL	115	199	-42.21%	\$33,463,564.	\$69,981,200.	-52.18%	84.25%	95.06%
12 FARMS	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	2	10	-80.00%	\$303,000.	\$2,137,500.	-85.82%	92.25%	90.47%
15 Acreage WF	1	0	0.00%	\$772,500.	\$0.	0.00%	98.40%	0.00%
16 Lots	6	49	-87.76%	\$821,750.	\$5,462,400.	-84.96%	85.76%	92.82%
17 Lots WF	0	3	-100.00%	\$0.	\$1,263,900.	0.00%	0.00%	95.07%
18 LOTS TOTAL	9	62	-85.48%	\$1,897,250.	\$8,863,800.	-78.60%	88.60%	92.55%
19 Business	1	4	-75.00%	\$750,000.	\$822,500.	-8.81%	55.55%	71.21%
20 Commercial	1	4	-75.00%	\$425,000.	\$1,491,296.	-71.50%	77.28%	95.45%
21 Land	0	1	-100.00%	\$0.	\$423,000.	0.00%	0.00%	89.05%
22 Leases	1	7	-85.71%	\$750.	\$62,699.26	-98.80%	100.00%	95.45%
23 IC&I TOTAL	3	16	-81.25%	\$1,175,750.	\$2,799,495.25	-58.00%	77.61%	86.83%
24 GRAND TOTAL	127	277	-54.15%	\$36,536,564.	\$81,644,496.	-55.25%	84.40%	94.12%

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	\$525,000.	\$550,983.31	-4.72%	\$525,000.	\$547,500.	-4.11%	32	85	-62.35%
2 Duplex	\$209,708.75	\$288,000.	-27.18%	\$209,708.75	\$288,000.	-27.18%	142	22	545.45%
3 Mobile Home	\$107,670.	\$128,781.25	-16.39%	\$87,750.	\$97,625.	-10.12%	172	63	173.02%
4 Recreational	\$0.	\$528,000.	0.00%	\$0.	\$528,000.	0.00%	0	34	0.00%
5 Residential	\$338,085.90	\$373,781.78	-9.55%	\$320,000.	\$389,500.	-17.84%	148	74	100.00%
6 Residential WF	\$0.	\$937,250.	0.00%	\$0.	\$937,250.	0.00%	0	138	0.00%
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	\$250,666.67	\$169,750.	47.67%	\$197,000.	\$169,750.	16.05%	86	28	207.14%
10 Townhouse	\$145,000.	\$341,000.	-57.48%	\$145,000.	\$330,000.	-56.06%	243	35	594.29%
11 RES. TOTAL	\$272,208.68	\$369,703.81	-26.37%	\$310,000.	\$360,000.	-13.89%	149	70	112.86%
12 FARMS	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$150,000.	\$237,000.	-36.71%	\$150,000.	\$274,000.	-45.26%	52	116	-55.17%
15 Acreage WF	\$772,500.	\$0.	0.00%	\$772,500.	\$0.	0.00%	28	0	0.00%
16 Lots	\$162,062.50	\$110,121.42	47.17%	\$135,375.	\$90,000.	50.42%	238	104	128.85%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$261,791.67	\$138,316.67	89.27%	\$160,375.	\$96,250.	66.62%	172	107	60.75%
19 Business	\$0.	\$36,000.	0.00%	\$0.	\$36,000.	0.00%	0	133	0.00%
20 Commercial	\$0.	\$371,148.	0.00%	\$0.	\$371,148.	0.00%	0	85	0.00%
21 Land	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
22 Leases	\$750.	\$4,837.41	-84.50%	\$750.	\$6.	12400.00%	169	158	6.96%
23 IC&I TOTAL	\$750.	\$132,134.70	-99.43%	\$750.	\$21,767.51	-96.55%	169	129	31.01%
24 GRAND TOTAL	\$265,251.15	\$311,470.65	-14.84%	\$281,500.	\$324,500.	-13.25%	152	81	87.65%

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	\$456,909.09	\$511,278.93	-10.63%	\$465,000.	\$445,000.	4.49%	142	102	39.22%
2 Duplex	\$265,104.37	\$316,250.	-16.17%	\$265,104.37	\$295,500.	-10.29%	144	15	860.00%
3 Mobile Home	\$94,328.61	\$132,505.35	-28.81%	\$82,000.	\$108,000.	-24.07%	170	74	129.73%
4 Recreational	\$300,000.	\$528,000.	-43.18%	\$300,000.	\$528,000.	-43.18%	299	34	779.41%
5 Residential	\$342,572.37	\$379,266.81	-9.68%	\$337,500.	\$385,000.	-12.34%	142	84	69.05%
6 Residential WF	\$0.	\$803,166.68	0.00%	\$0.	\$535,000.	0.00%	0	95	0.00%
7 3/4-Plex	\$418,000.	\$0.	0.00%	\$418,000.	\$0.	0.00%	28	0	0.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$333,128.56	\$239,175.	39.28%	\$330,000.	\$209,500.	57.52%	101	45	124.44%
10 Townhouse	\$230,781.25	\$329,726.09	-30.01%	\$227,500.	\$329,000.	-30.85%	160	87	83.91%
11 RES. TOTAL	\$290,987.50	\$351,664.31	-17.25%	\$300,500.	\$359,000.	-16.30%	148	82	80.49%
12 FARMS	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$151,500.	\$213,750.	-29.12%	\$151,500.	\$202,500.	-25.19%	34	113	-69.91%
15 Acreage WF	\$772,500.	\$0.	0.00%	\$772,500.	\$0.	0.00%	28	0	0.00%
16 Lots	\$136,958.32	\$111,477.55	22.86%	\$95,000.	\$98,000.	-3.06%	215	121	77.69%
17 Lots WF	\$0.	\$421,300.	0.00%	\$0.	\$399,000.	0.00%	0	137	0.00%
18 LOTS TOTAL	\$210,805.56	\$142,964.51	47.45%	\$150,000.	\$110,250.	36.05%	154	120	28.33%
19 Business	\$750,000.	\$205,625.	264.74%	\$750,000.	\$32,250.	2225.58%	277	228	21.49%
20 Commercial	\$425,000.	\$372,824.	13.99%	\$425,000.	\$371,148.	14.51%	84	214	-60.75%
21 Land	\$0.	\$423,000.	0.00%	\$0.	\$423,000.	0.00%	0	233	0.00%
22 Leases	\$750.	\$8,957.03	-91.63%	\$750.	\$13.50	5455.56%	169	231	-26.84%
23 IC&I TOTAL	\$391,916.65	\$174,968.45	123.99%	\$425,000.	\$33,243.25	1178.46%	176	226	-22.12%
24 GRAND TOTAL	\$287,689.46	\$294,745.46	-2.39%	\$295,000.	\$295,000.	0.00%	149	99	50.51%