

Central Zone Monthly Statistics

May 2009

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 = 2009						
Month = May						
Area = Central Zone						
1 Units Listed	1208	1450	-16.69%	5215	6095	-14.44%
2 Units Sold	381	425	-10.35%	1224	2103	-41.80%
3 Sales Volume	\$157,644,240.	\$185,540,096.	-15.03%	\$463,213,184.	\$912,035,328.	-49.21%
4 List/Sell Ratio	91.61%	95.14%		89.95%	96.07%	
5 Days to Sell	95	74	28.38%	99	73	35.62%
6 Active Listings	5395	4709	14.57%			
Area = North Zone						
1 Units Listed	419	546	-23.26%	1950	2279	-14.44%
2 Units Sold	173	152	13.82%	518	786	-34.10%
3 Sales Volume	\$60,037,272.	\$53,853,572.	11.48%	\$175,865,200.	\$291,070,592.	-39.58%
4 List/Sell Ratio	90.59%	94.82%		89.05%	95.85%	
5 Days to Sell	128	82	56.10%	129	93	38.71%
6 Active Listings	2488	2082	19.50%			
Area = Shuswap Zone						
1 Units Listed	281	356	-21.07%	1077	1467	-26.58%
2 Units Sold	55	113	-51.33%	182	390	-53.33%
3 Sales Volume	\$17,114,100.	\$39,517,560.	-56.69%	\$53,650,664.	\$121,162,056.	-55.72%
4 List/Sell Ratio	90.44%	93.30%		86.23%	93.88%	
5 Days to Sell	138	97	42.27%	146	98	48.98%
6 Active Listings	1690	1597	5.82%			
Area = Grand Total						
1 Units Listed	1908	2352	-18.88%	8242	9841	-16.25%
2 Units Sold	609	690	-11.74%	1924	3279	-41.32%
3 Sales Volume	\$234,795,616.	\$278,911,232.	-15.82%	\$692,729,024.	\$1,324,268,032.	-47.69%
4 List/Sell Ratio	91.21%	94.76%		89.35%	95.76%	
5 Days to Sell	109	79	37.97%	112	81	38.27%
6 Active Listings	9573	8388	14.13%			

Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	381	\$157,644,240.	189	\$85,024,920.
Last Month	320	\$118,417,272.	158	\$71,237,216.
This Month Last Year	425	\$185,540,096.	198	\$105,167,856.

Description	Total Listings Taken	Inventory
This Month	1208	5395
Last Month	1169	5305
This Month Last Year	1450	4709

Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
Year = 2009	
Month = 5	
Area = CO	
7 Ratio of Sales vs. Inventory	7.06%
<hr/>	
8 Condo/Apt -- Sales	72
9 Condo/Apt -- New Listings	264
10 Condo/Apt -- Current Inventory	1082
11 Condo/Apt -- Sell/Inv. Ratio	6.65%
12 Condo/Apt -- Days to Sell	106
<hr/>	
13 Condo/Townhouse -- Sales	60
14 Condo/Townhouse -- New Listings	114
15 Condo/Townhouse -- Current Inventory	558
16 Condo/Townhouse -- Sell/Inv. Ratio	10.75%
17 Condo/Townhouse -- Days to Sell	107
<hr/>	
18 Lots -- Sales	11
19 Lots -- New Listings	180
20 Lots -- Current Inventory	848
21 Lots -- Sell/Inv. Ratio	1.30%
22 Lots -- Days to Sell	211
<hr/>	
23 Residential -- Sales	189
24 Residential -- New Listings	454
25 Residential -- Current Inventory	1702
26 Residential -- Sell/Inv. Ratio	11.11%
27 Residential -- Days to Sell	72
<hr/>	
28 Average House Price	\$449,867.31
29 Median House Price	\$425,000.
<hr/>	
<hr/>	
<hr/>	

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 = CO									
1 Acreage/House	31	65	-52.31%	159	213	-25.35%	200	203	-1.48%
2 Duplex	21	35	-40.00%	97	114	-14.91%	79	61	29.51%
3 Mobile Home	60	55	9.09%	235	321	-26.79%	235	205	14.63%
4 Recreational	13	8	62.50%	41	41	0.00%	55	61	-9.84%
5 Residential	454	650	-30.15%	2046	2532	-19.19%	1702	1637	3.97%
6 Residential WF	15	14	7.14%	70	71	-1.41%	96	60	60.00%
7 3/4-Plex	3	1	200.00%	10	8	25.00%	16	6	166.67%
8 Timeshare	2	1	100.00%	5	9	-44.44%	8	13	-38.46%
9 Apartment	264	304	-13.16%	1060	1423	-25.51%	1082	1132	-4.42%
10 Townhouse	114	157	-27.39%	558	622	-10.29%	558	446	25.11%
11 RES. TOTAL	977	1290	-24.26%	4281	5354	-20.04%	4031	3824	5.41%
12 FARMS	11	16	-31.25%	55	54	1.85%	79	58	36.21%
13 MULTIFAMILY	2	4	-50.00%	13	11	18.18%	13	9	44.44%
14 Acreage	21	26	-19.23%	70	84	-16.67%	117	93	25.81%
15 Acreage WF	4	2	100.00%	12	10	20.00%	16	9	77.78%
16 Lots	151	62	143.55%	506	328	54.27%	697	395	76.46%
17 Lots WF	4	1	300.00%	12	11	9.09%	18	9	100.00%
18 LOTS TOTAL	180	91	97.80%	601	435	38.16%	848	506	67.59%
19 Business	8	8	0.00%	34	62	-45.16%	59	84	-29.76%
20 Commercial	7	6	16.67%	62	54	14.81%	110	41	168.29%
21 Land	4	8	-50.00%	44	49	-10.20%	66	78	-15.38%
22 Leases	19	27	-29.63%	125	75	66.67%	189	107	76.64%
23 IC&I TOTAL	38	49	-22.45%	265	240	10.42%	424	310	36.77%
24 GRAND TOTAL	1208	1450	-16.69%	5215	6095	-14.44%	5395	4709	14.57%

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 = CO								
1 Acreage/House	13	10	30.00%	\$9,954,900.	\$13,631,900.	-26.97%	86.97%	90.65%
2 Duplex	8	14	-42.86%	\$2,907,000.	\$5,642,388.	-48.48%	91.29%	96.67%
3 Mobile Home	9	38	-76.32%	\$922,800.	\$5,624,500.	-83.59%	88.12%	90.41%
4 Recreational	0	1	-100.00%	\$0.	\$221,062.	0.00%	0.00%	88.42%
5 Residential	189	198	-4.55%	\$85,024,920.	\$105,167,856.	-19.15%	93.55%	96.06%
6 Residential WF	5	2	150.00%	\$10,181,500.	\$1,950,000.	422.13%	81.88%	87.78%
7 3/4-Plex	0	1	-100.00%	\$0.	\$285,000.	0.00%	0.00%	101.82%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	72	75	-4.00%	\$19,985,376.	\$21,976,244.	-9.06%	90.30%	96.00%
10 Townhouse	60	41	46.34%	\$20,785,784.	\$16,669,900.	24.69%	91.49%	96.34%
11 RES. TOTAL	356	380	-6.32%	\$149,762,288.	\$171,168,848.	-12.51%	91.96%	95.36%
12 FARMS	2	1	100.00%	\$2,044,000.	\$1,265,000.	61.58%	95.21%	79.07%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	3	1	200.00%	\$635,000.	\$274,550.	131.29%	80.23%	95.00%
15 Acreage WF	1	1	0.00%	\$200,000.	\$1,400,000.	-85.71%	72.99%	82.35%
16 Lots	7	19	-63.16%	\$1,714,500.	\$5,590,900.	-69.33%	86.50%	92.72%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	11	21	-47.62%	\$2,549,500.	\$7,265,450.	-64.91%	83.56%	92.33%
19 Business	2	1	100.00%	\$295,000.	\$530,000.	-44.34%	74.13%	81.55%
20 Commercial	6	9	-33.33%	\$2,717,000.	\$4,121,600.	-34.08%	90.59%	95.96%
21 Land	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
22 Leases	4	13	-69.23%	\$276,458.81	\$1,189,193.87	-76.75%	0.00%	0.00%
23 IC&I TOTAL	12	23	-47.83%	\$3,288,458.75	\$5,840,794.	-43.70%	86.47%	94.52%
24 GRAND TOTAL	381	425	-10.35%	\$157,644,240.	\$185,540,096.	-15.03%	91.61%	95.14%

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 = CO								
1 Acreage/House	26	45	-42.22%	\$18,677,400.	\$43,328,400.	-56.89%	88.50%	92.33%
2 Duplex	33	59	-44.07%	\$12,033,267.	\$23,654,488.	-49.13%	96.29%	96.73%
3 Mobile Home	58	125	-53.60%	\$5,048,281.50	\$15,893,765.	-68.24%	83.79%	91.24%
4 Recreational	2	6	-66.67%	\$800,000.	\$1,504,062.	-46.81%	100.14%	91.81%
5 Residential	618	969	-36.22%	\$274,464,800.	\$502,481,472.	-45.38%	91.00%	96.90%
6 Residential WF	6	9	-33.33%	\$11,156,500.	\$26,232,500.	-57.47%	81.83%	93.45%
7 3/4-Plex	2	2	0.00%	\$733,000.	\$960,000.	-23.65%	94.82%	99.83%
8 Timeshare	0	1	-100.00%	\$0.	\$2,000.	0.00%	0.00%	36.36%
9 Apartment	242	450	-46.22%	\$61,675,252.	\$128,829,384.	-52.13%	88.72%	96.78%
10 Townhouse	164	225	-27.11%	\$55,989,500.	\$87,384,720.	-35.93%	90.80%	97.12%
11 RES. TOTAL	1151	1891	-39.13%	\$440,578,016.	\$830,270,784.	-46.94%	90.20%	96.35%
12 FARMS	6	6	0.00%	\$5,879,000.	\$6,825,000.	-13.86%	83.64%	88.40%
13 MULTIFAMILY	0	1	-100.00%	\$0.	\$860,000.	0.00%	0.00%	98.28%
14 Acreage	7	13	-46.15%	\$3,467,000.	\$7,332,050.	-52.71%	74.35%	91.37%
15 Acreage WF	1	2	-50.00%	\$200,000.	\$2,150,000.	-90.70%	72.99%	91.17%
16 Lots	21	98	-78.57%	\$4,978,855.	\$22,845,494.	-78.21%	87.51%	94.12%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	29	113	-74.34%	\$8,645,855.	\$32,327,544.	-73.26%	83.83%	93.76%
19 Business	5	10	-50.00%	\$644,500.	\$2,855,700.	-77.43%	72.72%	81.79%
20 Commercial	9	24	-62.50%	\$3,957,750.	\$14,586,629.	-72.87%	92.16%	97.61%
21 Land	0	16	-100.00%	\$0.	\$20,368,750.	0.00%	0.00%	89.35%
22 Leases	24	42	-42.86%	\$3,508,061.25	\$3,940,931.25	-10.98%	0.00%	90.50%
23 IC&I TOTAL	38	92	-58.70%	\$8,110,311.	\$41,752,012.	-80.58%	85.22%	91.78%
24 GRAND TOTAL	1224	2103	-41.80%	\$463,213,184.	\$912,035,328.	-49.21%	89.95%	96.07%

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 = CO									
1 Acreage/House	\$765,761.56	\$1,363,190.	-43.83%	\$639,900.	\$900,000.	-28.90%	162	129	25.58%
2 Duplex	\$363,375.	\$403,027.71	-9.84%	\$370,000.	\$377,500.	-1.99%	67	50	34.00%
3 Mobile Home	\$102,533.33	\$148,013.15	-30.73%	\$80,000.	\$154,000.	-48.05%	83	82	1.22%
4 Recreational	\$0.	\$221,062.	0.00%	\$0.	\$221,062.	0.00%	0	258	0.00%
5 Residential	\$449,867.31	\$531,150.81	-15.30%	\$425,000.	\$497,500.	-14.57%	72	52	38.46%
6 Residential WF	\$2,036,300.	\$975,000.	108.85%	\$1,089,000.	\$975,000.	11.69%	158	98	61.22%
7 3/4-Plex	\$0.	\$285,000.	0.00%	\$0.	\$285,000.	0.00%	0	74	0.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$277,574.65	\$293,016.59	-5.27%	\$234,000.	\$280,000.	-16.43%	106	64	65.63%
10 Townhouse	\$346,429.75	\$406,582.93	-14.79%	\$325,000.	\$350,000.	-7.14%	107	61	75.41%
11 RES. TOTAL	\$420,680.56	\$450,444.34	-6.61%	\$384,000.	\$409,500.	-6.23%	89	61	45.90%
12 FARMS	\$1,022,000.	\$1,265,000.	-19.21%	\$1,022,000.	\$1,265,000.	-19.21%	86	9	855.56%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$211,666.67	\$274,550.	-22.90%	\$200,000.	\$274,550.	-27.15%	247	22	1022.73%
15 Acreage WF	\$200,000.	\$1,400,000.	-85.71%	\$200,000.	\$1,400,000.	-85.71%	302	105	187.62%
16 Lots	\$244,928.57	\$294,257.90	-16.76%	\$215,000.	\$275,000.	-21.82%	183	159	15.09%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$231,772.73	\$345,973.81	-33.01%	\$211,900.	\$275,000.	-22.95%	211	150	40.67%
19 Business	\$147,500.	\$530,000.	-72.17%	\$147,500.	\$530,000.	-72.17%	208	503	-58.65%
20 Commercial	\$452,833.34	\$457,955.56	-1.12%	\$322,500.	\$225,000.	43.33%	209	94	122.34%
21 Land	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
22 Leases	\$69,114.70	\$91,476.44	-24.45%	\$42,250.	\$64,290.	-34.28%	104	272	-61.76%
23 IC&I TOTAL	\$274,038.21	\$253,947.56	7.91%	\$188,720.	\$176,475.	6.94%	174	212	-17.92%
24 GRAND TOTAL	\$413,764.40	\$436,564.93	-5.22%	\$379,900.	\$395,000.	-3.82%	95	74	28.38%

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 = CO									
1 Acreage/House	\$718,361.56	\$962,853.31	-25.39%	\$669,450.	\$797,000.	-16.00%	128	100	28.00%
2 Duplex	\$364,644.46	\$400,923.53	-9.05%	\$365,000.	\$367,000.	-0.54%	89	53	67.92%
3 Mobile Home	\$87,039.33	\$127,150.11	-31.55%	\$74,450.	\$116,000.	-35.82%	99	68	45.59%
4 Recreational	\$400,000.	\$250,677.	59.57%	\$400,000.	\$187,031.	113.87%	236	202	16.83%
5 Residential	\$444,117.81	\$518,556.75	-14.36%	\$411,750.	\$484,900.	-15.09%	87	59	47.46%
6 Residential WF	\$1,859,416.62	\$2,914,722.25	-36.21%	\$1,032,000.	\$2,700,000.	-61.78%	145	78	85.90%
7 3/4-Plex	\$366,500.	\$480,000.	-23.65%	\$366,500.	\$480,000.	-23.65%	80	82	-2.44%
8 Timeshare	\$0.	\$2,000.	0.00%	\$0.	\$2,000.	0.00%	0	168	0.00%
9 Apartment	\$254,856.42	\$286,287.53	-10.98%	\$230,000.	\$265,500.	-13.37%	110	60	83.33%
10 Townhouse	\$341,399.37	\$388,376.53	-12.10%	\$327,950.	\$357,000.	-8.14%	99	72	37.50%
11 RES. TOTAL	\$382,778.46	\$439,064.40	-12.82%	\$365,000.	\$405,000.	-9.88%	96	63	52.38%
12 FARMS	\$979,833.31	\$1,137,500.	-13.86%	\$759,500.	\$1,182,500.	-35.77%	118	137	-13.87%
13 MULTIFAMILY	\$0.	\$860,000.	0.00%	\$0.	\$860,000.	0.00%	0	28	0.00%
14 Acreage	\$495,285.71	\$564,003.87	-12.18%	\$225,000.	\$480,000.	-53.13%	192	129	48.84%
15 Acreage WF	\$200,000.	\$1,075,000.	-81.40%	\$200,000.	\$1,075,000.	-81.40%	302	221	36.65%
16 Lots	\$237,088.32	\$233,117.28	1.70%	\$218,000.	\$206,500.	5.57%	169	131	29.01%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$298,132.93	\$286,084.46	4.21%	\$218,000.	\$215,000.	1.40%	179	132	35.61%
19 Business	\$128,900.	\$285,570.	-54.86%	\$56,500.	\$67,050.	-15.73%	280	181	54.70%
20 Commercial	\$439,750.	\$607,776.18	-27.65%	\$295,000.	\$285,000.	3.51%	156	122	27.87%
21 Land	\$0.	\$1,273,046.87	0.00%	\$0.	\$950,000.	0.00%	0	319	0.00%
22 Leases	\$146,169.21	\$93,831.69	55.78%	\$58,272.25	\$37,011.20	57.44%	116	212	-45.28%
23 IC&I TOTAL	\$213,429.23	\$453,826.18	-52.97%	\$162,718.50	\$181,128.12	-10.16%	147	204	-27.94%
24 GRAND TOTAL	\$378,442.12	\$433,683.	-12.74%	\$360,000.	\$395,000.	-8.86%	99	73	35.62%