

Shuswap Zone Monthly Statistics

May 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 = May						
Area = Central Zone						
1 Units Listed	1452	993	46.22%	6096	4707	29.51%
2 Units Sold	428	699	-38.77%	2114	2799	-24.47%
3 Sales Volume	\$189,412,192.	\$276,530,144.	-31.50%	\$926,536,448.	\$1,087,465,088.	-14.80%
4 List/Sell Ratio	95.12%	96.87%		96.06%	96.86%	
5 Days to Sell	73	67	8.96%	73	70	4.29%
6 Active Listings	4709	2914	61.60%			
Area = North Zone						
1 Units Listed	547	429	27.51%	2286	1953	17.05%
2 Units Sold	155	320	-51.56%	793	1121	-29.26%
3 Sales Volume	\$56,042,572.	\$104,460,312.	-46.35%	\$296,319,584.	\$353,944,640.	-16.28%
4 List/Sell Ratio	94.91%	97.01%		95.87%	96.47%	
5 Days to Sell	80	96	-16.67%	92	90	2.22%
6 Active Listings	2082	1558	33.63%			
Area = Shuswap Zone						
1 Units Listed	373	329	13.37%	1577	1184	33.19%
2 Units Sold	124	182	-31.87%	447	665	-32.78%
3 Sales Volume	\$46,642,580.	\$61,673,536.	-24.37%	\$147,423,328.	\$201,592,688.	-26.87%
4 List/Sell Ratio	93.61%	97.36%		94.40%	96.04%	
5 Days to Sell	94	108	-12.96%	100	114	-12.28%
6 Active Listings	1597	961	66.18%			
Area = Grand Total						
1 Units Listed	2372	1751	35.47%	9959	7844	26.96%
2 Units Sold	707	1201	-41.13%	3354	4585	-26.85%
3 Sales Volume	\$292,097,344.	\$442,664,000.	-34.01%	\$1,370,279,424.	\$1,643,002,368.	-16.60%
4 List/Sell Ratio	94.81%	96.99%		95.79%	96.64%	
5 Days to Sell	78	81	-3.70%	81	81	0.00%
6 Active Listings	8388	5433	54.39%			

Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	124	\$46,642,580.	50	\$17,999,470.
Last Month	103	\$31,813,154.	50	\$18,357,424.
This Month Last Year	182	\$61,673,536.	64	\$22,062,200.

Description	Total Listings Taken	Inventory
This Month	373	1597
Last Month	436	1443
This Month Last Year	329	961

Quick Summary Part 2

	Description	This Month
Year = 2008		
Month = 5		
Area = SH		
7	Ratio of Sales vs. Inventory	7.77%
8	Condo/Apt -- Sales	3
9	Condo/Apt -- New Listings	7
10	Condo/Apt -- Current Inventory	57
11	Condo/Apt -- Sell/Inv. Ratio	5.26%
12	Condo/Apt -- Days to Sell	117
13	Condo/Townhouse -- Sales	7
14	Condo/Townhouse -- New Listings	18
15	Condo/Townhouse -- Current Inventory	97
16	Condo/Townhouse -- Sell/Inv. Ratio	7.22%
17	Condo/Townhouse -- Days to Sell	131
18	Lots -- Sales	27
19	Lots -- New Listings	80
20	Lots -- Current Inventory	408
21	Lots -- Sell/Inv. Ratio	6.62%
22	Lots -- Days to Sell	140
23	Residential -- Sales	50
24	Residential -- New Listings	157
25	Residential -- Current Inventory	499
26	Residential -- Sell/Inv. Ratio	10.02%
27	Residential -- Days to Sell	78
28	Average House Price	\$359,989.40
29	Median House Price	\$350,250.

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	41	33	24.24%	160	100	60.00%	179	98	82.65%
2 Duplex	4	1	300.00%	29	4	625.00%	24	2	1100.00%
3 Mobile Home	25	23	8.70%	87	81	7.41%	60	48	25.00%
4 Recreational	9	6	50.00%	32	35	-8.57%	33	34	-2.94%
5 Residential	157	116	35.34%	590	431	36.89%	499	268	86.19%
6 Residential WF	13	12	8.33%	60	50	20.00%	75	59	27.12%
7 3/4-Plex	1	1	0.00%	1	5	-80.00%	2	2	0.00%
8 Timeshare	0	0	0.00%	0	0	0.00%	0	0	0.00%
9 Apartment	7	17	-58.82%	57	29	96.55%	57	26	119.23%
10 Townhouse	18	30	-40.00%	101	91	10.99%	97	55	76.36%
11 RES. TOTAL	275	239	15.06%	1117	826	35.23%	1026	592	73.31%
12 FARMS	5	6	-16.67%	27	21	28.57%	37	28	32.14%
13 MULTIFAMILY	2	1	100.00%	4	3	33.33%	5	3	66.67%
14 Acreage	14	18	-22.22%	73	55	32.73%	97	68	42.65%
15 Acreage WF	1	1	0.00%	22	6	266.67%	21	12	75.00%
16 Lots	58	47	23.40%	209	193	8.29%	245	142	72.54%
17 Lots WF	4	1	300.00%	43	12	258.33%	45	13	246.15%
18 LOTS TOTAL	80	67	19.40%	354	267	32.58%	408	235	73.62%
19 Business	5	5	0.00%	33	28	17.86%	53	43	23.26%
20 Commercial	3	5	-40.00%	16	17	-5.88%	26	25	4.00%
21 Land	3	5	-40.00%	19	15	26.67%	32	20	60.00%
22 Leases	0	1	-100.00%	7	7	0.00%	10	15	-33.33%
23 IC&I TOTAL	11	16	-31.25%	75	67	11.94%	121	103	17.48%
24 GRAND TOTAL	373	329	13.37%	1577	1184	33.19%	1597	961	66.18%

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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	16	13	23.08%	\$12,023,000.	\$5,065,285.	137.36%	95.84%	96.02%
2 Duplex	2	1	100.00%	\$1,249,000.	\$325,000.	284.31%	91.16%	85.75%
3 Mobile Home	11	13	-15.38%	\$1,157,411.50	\$1,360,850.	-14.95%	86.69%	94.20%
4 Recreational	4	2	100.00%	\$1,349,000.	\$501,000.	169.26%	95.63%	98.87%
5 Residential	50	64	-21.88%	\$17,999,470.	\$22,062,200.	-18.41%	93.96%	97.90%
6 Residential WF	0	6	-100.00%	\$0.	\$4,249,000.	0.00%	0.00%	95.17%
7 3/4-Plex	0	2	-100.00%	\$0.	\$645,000.	0.00%	0.00%	97.74%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	3	7	-57.14%	\$794,000.	\$1,795,200.	-55.77%	94.28%	103.05%
10 Townhouse	7	22	-68.18%	\$2,434,000.	\$9,045,500.	-73.09%	95.97%	98.02%
11 RES. TOTAL	93	130	-28.46%	\$37,005,880.	\$45,049,036.	-17.85%	93.60%	97.43%
12 FARMS	2	0	0.00%	\$1,500,000.	\$0.	0.00%	97.98%	0.00%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	3	11	-72.73%	\$1,652,500.	\$9,049,900.	-81.74%	89.54%	95.86%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	23	35	-34.29%	\$3,017,300.	\$4,277,201.	-29.46%	93.07%	98.17%
17 Lots WF	1	1	0.00%	\$169,900.	\$300,000.	-43.37%	100.00%	86.45%
18 LOTS TOTAL	27	47	-42.55%	\$4,839,700.	\$13,627,101.	-64.48%	92.93%	97.38%
19 Business	1	0	0.00%	\$3,100,000.	\$0.	0.00%	100.00%	0.00%
20 Commercial	1	2	-50.00%	\$197,000.	\$947,500.	-79.21%	98.54%	93.59%
21 Land	0	3	-100.00%	\$0.	\$2,049,900.	0.00%	0.00%	96.56%
22 Leases	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
23 IC&I TOTAL	2	5	-60.00%	\$3,297,000.	\$2,997,400.	10.00%	99.27%	95.37%
24 GRAND TOTAL	124	182	-31.87%	\$46,642,580.	\$61,673,536.	-24.37%	93.61%	97.36%

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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
Area = SH								
1 Acreage/House	35	54	-35.19%	\$21,737,300.	\$24,971,284.	-12.95%	95.03%	94.59%
2 Duplex	7	4	75.00%	\$2,689,000.	\$1,244,500.	116.07%	94.77%	91.59%
3 Mobile Home	42	54	-22.22%	\$5,140,461.50	\$4,208,900.	22.13%	90.66%	92.66%
4 Recreational	5	7	-28.57%	\$1,877,000.	\$2,314,500.	-18.90%	95.74%	95.70%
5 Residential	175	265	-33.96%	\$63,767,020.	\$83,696,896.	-23.81%	94.86%	96.56%
6 Residential WF	3	19	-84.21%	\$2,409,500.	\$16,850,204.	-85.70%	94.31%	91.41%
7 3/4-Plex	0	3	-100.00%	\$0.	\$995,000.	0.00%	0.00%	96.70%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	38	27	40.74%	\$16,763,850.	\$5,679,100.	195.18%	98.56%	99.82%
10 Townhouse	31	58	-46.55%	\$11,045,200.	\$20,906,500.	-47.17%	97.16%	97.63%
11 RES. TOTAL	336	491	-31.57%	\$125,429,328.	\$160,866,896.	-22.03%	94.99%	95.97%
12 FARMS	2	4	-50.00%	\$1,500,000.	\$2,445,500.	-38.66%	97.98%	92.79%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	14	27	-48.15%	\$4,255,000.	\$13,331,800.	-68.08%	90.46%	95.88%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	72	117	-38.46%	\$8,479,700.	\$13,308,291.	-36.28%	92.90%	97.36%
17 Lots WF	4	3	33.33%	\$1,433,800.	\$1,180,000.	21.51%	96.30%	95.78%
18 LOTS TOTAL	90	147	-38.78%	\$14,168,500.	\$27,820,092.	-49.07%	92.67%	97.05%
19 Business	5	10	-50.00%	\$3,922,500.	\$3,378,000.	16.12%	76.97%	90.41%
20 Commercial	6	7	-14.29%	\$1,917,296.	\$4,723,500.	-59.41%	100.68%	89.02%
21 Land	1	4	-75.00%	\$423,000.	\$2,214,900.	-80.90%	89.05%	97.42%
22 Leases	7	2	250.00%	\$62,699.26	\$143,813.50	-56.40%	95.45%	0.00%
23 IC&I TOTAL	19	23	-17.39%	\$6,325,495.50	\$10,460,214.	-39.53%	90.95%	91.28%
24 GRAND TOTAL	447	665	-32.78%	\$147,423,328.	\$201,592,688.	-26.87%	94.40%	96.04%

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	\$751,437.50	\$389,637.31	92.86%	\$545,000.	\$390,000.	39.74%	70	121	-42.15%
2 Duplex	\$624,500.	\$325,000.	92.15%	\$624,500.	\$325,000.	92.15%	53	81	-34.57%
3 Mobile Home	\$105,219.22	\$104,680.76	0.51%	\$95,000.	\$94,000.	1.06%	75	46	63.04%
4 Recreational	\$337,250.	\$250,500.	34.63%	\$308,000.	\$250,500.	22.95%	72	82	-12.20%
5 Residential	\$359,989.40	\$344,721.87	4.43%	\$350,250.	\$339,500.	3.17%	78	75	4.00%
6 Residential WF	\$0.	\$708,166.68	0.00%	\$0.	\$605,000.	0.00%	0	104	0.00%
7 3/4-Plex	\$0.	\$322,500.	0.00%	\$0.	\$322,500.	0.00%	0	31	0.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$264,666.65	\$256,457.14	3.20%	\$294,000.	\$269,000.	9.29%	117	204	-42.65%
10 Townhouse	\$347,714.28	\$411,159.09	-15.43%	\$300,000.	\$353,500.	-15.13%	131	143	-8.39%
11 RES. TOTAL	\$397,912.71	\$346,531.03	14.83%	\$349,000.	\$329,500.	5.92%	80	96	-16.67%
12 FARMS	\$750,000.	\$0.	0.00%	\$750,000.	\$0.	0.00%	161	0	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$550,833.31	\$822,718.18	-33.05%	\$320,000.	\$379,900.	-15.77%	279	193	44.56%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$131,186.95	\$122,205.74	7.35%	\$130,000.	\$112,000.	16.07%	123	112	9.82%
17 Lots WF	\$169,900.	\$300,000.	-43.37%	\$169,900.	\$300,000.	-43.37%	114	102	11.76%
18 LOTS TOTAL	\$179,248.14	\$289,938.31	-38.18%	\$141,000.	\$125,000.	12.80%	140	131	6.87%
19 Business	\$3,100,000.	\$0.	0.00%	\$3,100,000.	\$0.	0.00%	94	0	0.00%
20 Commercial	\$197,000.	\$473,750.	-58.42%	\$197,000.	\$473,750.	-58.42%	17	305	-94.43%
21 Land	\$0.	\$683,300.	0.00%	\$0.	\$810,000.	0.00%	0	174	0.00%
22 Leases	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
23 IC&I TOTAL	\$1,648,500.	\$599,480.	174.99%	\$1,648,500.	\$660,000.	149.77%	55	226	-75.66%
24 GRAND TOTAL	\$376,149.84	\$338,865.59	11.00%	\$310,000.	\$297,450.	4.22%	94	108	-12.96%

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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	\$621,065.68	\$462,431.21	34.30%	\$485,000.	\$396,500.	22.32%	87	131	-33.59%
2 Duplex	\$384,142.84	\$311,125.	23.47%	\$301,000.	\$276,250.	8.96%	52	99	-47.47%
3 Mobile Home	\$122,391.93	\$77,942.59	57.03%	\$100,450.	\$66,500.	51.05%	75	61	22.95%
4 Recreational	\$375,400.	\$330,642.84	13.54%	\$395,000.	\$283,000.	39.58%	64	61	4.92%
5 Residential	\$364,382.96	\$315,837.34	15.37%	\$370,000.	\$313,000.	18.21%	80	88	-9.09%
6 Residential WF	\$803,166.68	\$886,852.87	-9.44%	\$535,000.	\$925,000.	-42.16%	95	104	-8.65%
7 3/4-Plex	\$0.	\$331,666.65	0.00%	\$0.	\$350,000.	0.00%	0	39	0.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$441,153.93	\$210,337.03	109.74%	\$458,070.	\$189,000.	142.37%	116	221	-47.51%
10 Townhouse	\$356,296.78	\$360,456.90	-1.15%	\$329,000.	\$308,000.	6.82%	95	153	-37.91%
11 RES. TOTAL	\$373,301.59	\$327,631.12	13.94%	\$360,000.	\$300,000.	20.00%	85	104	-18.27%
12 FARMS	\$750,000.	\$611,375.	22.67%	\$750,000.	\$714,000.	5.04%	161	139	15.83%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$303,928.56	\$493,770.37	-38.45%	\$234,000.	\$259,000.	-9.65%	152	203	-25.12%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$117,773.60	\$113,746.07	3.54%	\$105,750.	\$101,160.	4.54%	121	122	-0.82%
17 Lots WF	\$358,450.	\$393,333.34	-8.87%	\$294,450.	\$300,000.	-1.85%	131	55	138.18%
18 LOTS TOTAL	\$157,427.78	\$189,252.31	-16.82%	\$122,500.	\$112,000.	9.38%	127	135	-5.93%
19 Business	\$784,500.	\$337,800.	132.24%	\$40,000.	\$315,000.	-87.30%	201	135	48.89%
20 Commercial	\$319,549.34	\$674,785.68	-52.64%	\$213,000.	\$701,000.	-69.61%	232	165	40.61%
21 Land	\$423,000.	\$553,725.	-23.61%	\$423,000.	\$487,500.	-13.23%	233	281	-17.08%
22 Leases	\$8,957.03	\$71,906.75	-87.54%	\$6.	\$71,906.75	-99.99%	231	153	50.98%
23 IC&I TOTAL	\$332,920.81	\$454,791.90	-26.80%	\$40,000.	\$355,000.	-88.73%	224	171	30.99%
24 GRAND TOTAL	\$329,806.09	\$303,146.90	8.79%	\$310,000.	\$265,000.	16.98%	100	114	-12.28%

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