

Shuswap Zone Monthly Statistics

May 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 = 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	55	\$17,114,100.	29	\$9,393,600.
Last Month	48	\$12,732,056.	25	\$8,452,148.
This Month Last Year	113	\$39,517,560.	46	\$16,904,450.

Description	Total Listings Taken	Inventory
This Month	281	1690
Last Month	321	1567
This Month Last Year	356	1597

Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
Year = 2009	
Month = 5	
Area = SH	
7 Ratio of Sales vs. Inventory	3.25%
8 Condo/Apt -- Sales	3
9 Condo/Apt -- New Listings	13
10 Condo/Apt -- Current Inventory	87
11 Condo/Apt -- Sell/Inv. Ratio	3.45%
12 Condo/Apt -- Days to Sell	154
13 Condo/Townhouse -- Sales	6
14 Condo/Townhouse -- New Listings	16
15 Condo/Townhouse -- Current Inventory	119
16 Condo/Townhouse -- Sell/Inv. Ratio	5.04%
17 Condo/Townhouse -- Days to Sell	264
18 Lots -- Sales	5
19 Lots -- New Listings	60
20 Lots -- Current Inventory	465
21 Lots -- Sell/Inv. Ratio	1.08%
22 Lots -- Days to Sell	152
23 Residential -- Sales	29
24 Residential -- New Listings	95
25 Residential -- Current Inventory	464
26 Residential -- Sell/Inv. Ratio	6.25%
27 Residential -- Days to Sell	92
28 Average House Price	\$323,917.25
29 Median House Price	\$328,000.
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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	31	43	-27.91%	111	158	-29.75%	173	179	-3.35%
2 Duplex	3	1	200.00%	11	26	-57.69%	26	24	8.33%
3 Mobile Home	21	25	-16.00%	73	76	-3.95%	88	60	46.67%
4 Recreational	7	9	-22.22%	24	31	-22.58%	34	33	3.03%
5 Residential	95	146	-34.93%	361	524	-31.11%	464	499	-7.01%
6 Residential WF	15	13	15.38%	48	57	-15.79%	65	75	-13.33%
7 3/4-Plex	0	1	-100.00%	2	1	100.00%	4	2	100.00%
8 Timeshare	0	0	0.00%	0	0	0.00%	2	0	0.00%
9 Apartment	13	6	116.67%	48	56	-14.29%	87	57	52.63%
10 Townhouse	16	18	-11.11%	80	100	-20.00%	119	97	22.68%
11 RES. TOTAL	201	262	-23.28%	758	1029	-26.34%	1062	1026	3.51%
12 FARMS	5	4	25.00%	11	21	-47.62%	28	37	-24.32%
13 MULTIFAMILY	1	2	-50.00%	3	4	-25.00%	8	5	60.00%
14 Acreage	12	17	-29.41%	48	74	-35.14%	100	97	3.09%
15 Acreage WF	1	1	0.00%	10	17	-41.18%	16	21	-23.81%
16 Lots	44	52	-15.38%	159	200	-20.50%	321	245	31.02%
17 Lots WF	3	4	-25.00%	25	41	-39.02%	28	45	-37.78%
18 LOTS TOTAL	60	77	-22.08%	242	339	-28.61%	465	408	13.97%
19 Business	6	5	20.00%	16	32	-50.00%	43	53	-18.87%
20 Commercial	5	3	66.67%	20	16	25.00%	38	26	46.15%
21 Land	2	3	-33.33%	19	19	0.00%	34	32	6.25%
22 Leases	1	0	0.00%	8	7	14.29%	12	10	20.00%
23 IC&I TOTAL	14	11	27.27%	63	74	-14.86%	127	121	4.96%
24 GRAND TOTAL	281	356	-21.07%	1077	1467	-26.58%	1690	1597	5.82%

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	14	-57.14%	\$2,576,000.	\$10,963,000.	-76.50%	93.69%	95.46%
2 Duplex	0	2	-100.00%	\$0.	\$1,249,000.	0.00%	0.00%	91.16%
3 Mobile Home	4	9	-55.56%	\$436,500.	\$787,411.50	-44.57%	86.02%	84.93%
4 Recreational	0	4	-100.00%	\$0.	\$1,349,000.	0.00%	0.00%	95.63%
5 Residential	29	46	-36.96%	\$9,393,600.	\$16,904,450.	-44.43%	91.68%	93.80%
6 Residential WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
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	3	0.00%	\$775,500.	\$794,000.	-2.33%	90.73%	94.28%
10 Townhouse	6	7	-14.29%	\$1,493,500.	\$2,434,000.	-38.64%	89.72%	95.97%
11 RES. TOTAL	48	85	-43.53%	\$14,675,100.	\$34,480,860.	-57.44%	91.15%	93.35%
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	3	-66.67%	\$380,000.	\$1,652,500.	-77.00%	95.95%	89.54%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	4	23	-82.61%	\$734,000.	\$3,017,300.	-75.67%	82.86%	93.07%
17 Lots WF	0	1	-100.00%	\$0.	\$169,900.	0.00%	0.00%	100.00%
18 LOTS TOTAL	5	27	-81.48%	\$1,114,000.	\$4,839,700.	-76.98%	85.47%	92.93%
19 Business	2	0	0.00%	\$1,325,000.	\$0.	0.00%	85.71%	0.00%
20 Commercial	0	1	-100.00%	\$0.	\$197,000.	0.00%	0.00%	98.54%
21 Land	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
22 Leases	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
23 IC&I TOTAL	2	1	100.00%	\$1,325,000.	\$197,000.	572.59%	85.71%	98.54%
24 GRAND TOTAL	55	113	-51.33%	\$17,114,100.	\$39,517,560.	-56.69%	90.44%	93.30%

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	17	33	-48.48%	\$7,602,000.	\$20,677,300.	-63.24%	89.71%	94.82%
2 Duplex	2	6	-66.67%	\$530,208.75	\$2,514,000.	-78.91%	83.48%	95.97%
3 Mobile Home	25	37	-32.43%	\$2,417,401.	\$4,497,561.50	-46.25%	78.61%	90.41%
4 Recreational	1	5	-80.00%	\$300,000.	\$1,877,000.	-84.02%	57.80%	95.74%
5 Residential	85	159	-46.54%	\$28,577,654.	\$59,761,600.	-52.18%	88.36%	94.77%
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	10	11	-9.09%	\$3,107,400.	\$2,707,400.	14.77%	90.12%	96.34%
10 Townhouse	22	30	-26.67%	\$5,186,000.	\$10,017,700.	-48.23%	83.72%	97.05%
11 RES. TOTAL	163	284	-42.61%	\$48,138,664.	\$104,462,064.	-53.92%	86.28%	94.55%
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	3	13	-76.92%	\$683,000.	\$3,790,000.	-81.98%	93.48%	90.26%
15 Acreage WF	1	0	0.00%	\$772,500.	\$0.	0.00%	98.40%	0.00%
16 Lots	10	72	-86.11%	\$1,555,750.	\$8,479,700.	-81.65%	84.60%	92.90%
17 Lots WF	0	4	-100.00%	\$0.	\$1,433,800.	0.00%	0.00%	96.30%
18 LOTS TOTAL	14	89	-84.27%	\$3,011,250.	\$13,703,500.	-78.03%	87.49%	92.66%
19 Business	3	4	-25.00%	\$2,075,000.	\$822,500.	152.28%	75.65%	71.21%
20 Commercial	1	5	-80.00%	\$425,000.	\$1,688,296.	-74.83%	77.28%	96.06%
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	5	17	-70.59%	\$2,500,750.	\$2,996,495.25	-16.54%	80.85%	87.73%
24 GRAND TOTAL	182	390	-53.33%	\$53,650,664.	\$121,162,056.	-55.72%	86.23%	93.88%

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 %
Area = SH									
1 Acreage/House	\$429,333.34	\$783,071.43	-45.17%	\$419,500.	\$564,000.	-25.62%	113	77	46.75%
2 Duplex	\$0.	\$624,500.	0.00%	\$0.	\$624,500.	0.00%	0	53	0.00%
3 Mobile Home	\$109,125.	\$87,490.16	24.73%	\$86,500.	\$95,000.	-8.95%	183	85	115.29%
4 Recreational	\$0.	\$337,250.	0.00%	\$0.	\$308,000.	0.00%	0	72	0.00%
5 Residential	\$323,917.25	\$367,488.03	-11.86%	\$328,000.	\$365,000.	-10.14%	92	79	16.46%
6 Residential WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	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	\$258,500.	\$264,666.65	-2.33%	\$178,000.	\$294,000.	-39.46%	154	117	31.62%
10 Townhouse	\$248,916.67	\$347,714.28	-28.41%	\$260,000.	\$300,000.	-13.33%	264	131	101.53%
11 RES. TOTAL	\$305,731.25	\$405,657.18	-24.63%	\$315,750.	\$352,500.	-10.43%	127	84	51.19%
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	\$380,000.	\$550,833.31	-31.01%	\$380,000.	\$320,000.	18.75%	48	279	-82.80%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$183,500.	\$131,186.95	39.88%	\$145,750.	\$130,000.	12.12%	178	123	44.72%
17 Lots WF	\$0.	\$169,900.	0.00%	\$0.	\$169,900.	0.00%	0	114	0.00%
18 LOTS TOTAL	\$222,800.	\$179,248.14	24.30%	\$155,000.	\$141,000.	9.93%	152	140	8.57%
19 Business	\$662,500.	\$0.	0.00%	\$662,500.	\$0.	0.00%	368	0	0.00%
20 Commercial	\$0.	\$197,000.	0.00%	\$0.	\$197,000.	0.00%	0	17	0.00%
21 Land	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
22 Leases	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
23 IC&I TOTAL	\$662,500.	\$197,000.	236.29%	\$662,500.	\$197,000.	236.29%	368	17	2064.71%
24 GRAND TOTAL	\$311,165.46	\$349,712.93	-11.02%	\$315,000.	\$310,000.	1.61%	138	97	42.27%

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	\$447,176.46	\$626,584.87	-28.63%	\$465,000.	\$475,000.	-2.11%	132	91	45.05%
2 Duplex	\$265,104.37	\$419,000.	-36.73%	\$265,104.37	\$350,000.	-24.26%	144	27	433.33%
3 Mobile Home	\$96,696.03	\$121,555.71	-20.45%	\$82,000.	\$102,000.	-19.61%	172	77	123.38%
4 Recreational	\$300,000.	\$375,400.	-20.09%	\$300,000.	\$395,000.	-24.05%	299	64	367.19%
5 Residential	\$336,207.68	\$375,859.12	-10.55%	\$328,000.	\$378,000.	-13.23%	125	83	50.60%
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	\$310,740.	\$246,127.26	26.25%	\$263,500.	\$210,000.	25.48%	116	64	81.25%
10 Townhouse	\$235,727.26	\$333,923.34	-29.41%	\$245,000.	\$314,500.	-22.10%	188	98	91.84%
11 RES. TOTAL	\$295,329.21	\$367,824.15	-19.71%	\$312,000.	\$353,750.	-11.80%	142	82	73.17%
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	\$227,666.67	\$291,538.46	-21.91%	\$153,000.	\$223,000.	-31.39%	38	151	-74.83%
15 Acreage WF	\$772,500.	\$0.	0.00%	\$772,500.	\$0.	0.00%	28	0	0.00%
16 Lots	\$155,575.	\$117,773.60	32.10%	\$118,250.	\$105,750.	11.82%	200	121	65.29%
17 Lots WF	\$0.	\$358,450.	0.00%	\$0.	\$294,450.	0.00%	0	131	0.00%
18 LOTS TOTAL	\$215,089.28	\$153,971.90	39.69%	\$151,500.	\$120,000.	26.25%	153	126	21.43%
19 Business	\$691,666.68	\$205,625.	236.37%	\$125,000.	\$377,000.	-66.84%	338	228	48.25%
20 Commercial	\$425,000.	\$337,659.18	25.87%	\$425,000.	\$382,296.	11.17%	84	175	-52.00%
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.	\$6.	12400.00%	169	231	-26.84%
23 IC&I TOTAL	\$500,150.	\$176,264.42	183.75%	\$425,000.	\$36,000.	1080.56%	253	214	18.22%
24 GRAND TOTAL	\$294,783.87	\$310,671.93	-5.11%	\$300,250.	\$300,000.	0.08%	146	98	48.98%