

# **Central Zone Monthly Statistics**

June 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
<b>Year = 2009</b>						
<b>Month = June</b>						
<b>Area = Central Zone</b>						
1 Units Listed	1122	1421	-21.04%	6340	7516	-15.65%
2 Units Sold	438	356	23.03%	1662	2459	-32.41%
3 Sales Volume	\$169,963,840.	\$166,577,936.	2.03%	\$634,277,760.	\$1,078,613,248.	-41.20%
4 List/Sell Ratio	92.16%	95.43%		90.52%	95.98%	
5 Days to Sell	89	77	15.58%	97	74	31.08%
6 Active Listings	5475	5168	5.94%			
<b>Area = North Zone</b>						
1 Units Listed	493	512	-3.71%	2438	2791	-12.65%
2 Units Sold	187	156	19.87%	707	942	-24.95%
3 Sales Volume	\$68,280,760.	\$64,416,828.	6.00%	\$244,576,944.	\$355,487,424.	-31.20%
4 List/Sell Ratio	91.85%	92.77%		89.79%	95.35%	
5 Days to Sell	111	93	19.35%	124	93	33.33%
6 Active Listings	2605	2280	14.25%			
<b>Area = Shuswap Zone</b>						
1 Units Listed	266	317	-16.09%	1343	1784	-24.72%
2 Units Sold	86	90	-4.44%	268	480	-44.17%
3 Sales Volume	\$27,286,708.	\$29,035,200.	-6.02%	\$80,937,376.	\$150,197,264.	-46.11%
4 List/Sell Ratio	87.86%	93.56%		86.75%	93.82%	
5 Days to Sell	152	90	68.89%	147	97	51.55%
6 Active Listings	1761	1718	2.50%			
<b>Area = Grand Total</b>						
1 Units Listed	1881	2250	-16.40%	10121	12091	-16.29%
2 Units Sold	711	602	18.11%	2637	3881	-32.05%
3 Sales Volume	\$265,531,296.	\$260,029,952.	2.12%	\$959,792,064.	\$1,584,297,984.	-39.42%
4 List/Sell Ratio	91.55%	94.45%		89.94%	95.55%	
5 Days to Sell	102	83	22.89%	109	81	34.57%
6 Active Listings	9841	9166	7.36%			

# Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	438	\$169,963,840.	220	\$99,966,112.
Last Month	382	\$158,804,240.	189	\$84,784,920.
This Month Last Year	356	\$166,577,936.	163	\$82,879,152.

Description	Total Listings Taken	Inventory
This Month	1122	5475
Last Month	1207	5395
This Month Last Year	1421	5168

# Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
<b>Year = 2009</b>	
<b>Month = 6</b>	
<b>Area = CO</b>	
7 Ratio of Sales vs. Inventory	8.00%
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8 Condo/Apt -- Sales	77
9 Condo/Apt -- New Listings	200
10 Condo/Apt -- Current Inventory	1088
11 Condo/Apt -- Sell/Inv. Ratio	7.08%
12 Condo/Apt -- Days to Sell	77
<hr/>	
13 Condo/Townhouse -- Sales	69
14 Condo/Townhouse -- New Listings	103
15 Condo/Townhouse -- Current Inventory	537
16 Condo/Townhouse -- Sell/Inv. Ratio	12.85%
17 Condo/Townhouse -- Days to Sell	97
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18 Lots -- Sales	13
19 Lots -- New Listings	117
20 Lots -- Current Inventory	904
21 Lots -- Sell/Inv. Ratio	1.44%
22 Lots -- Days to Sell	123
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23 Residential -- Sales	220
24 Residential -- New Listings	485
25 Residential -- Current Inventory	1725
26 Residential -- Sell/Inv. Ratio	12.75%
27 Residential -- Days to Sell	85
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28 Average House Price	\$454,391.40
29 Median House Price	\$425,000.
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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%
<b>Zone = CO</b>									
1 Acreage/House	35	60	-41.67%	194	273	-28.94%	207	231	-10.39%
2 Duplex	23	24	-4.17%	118	138	-14.49%	76	72	5.56%
3 Mobile Home	43	74	-41.89%	278	395	-29.62%	229	226	1.33%
4 Recreational	8	5	60.00%	47	46	2.17%	56	60	-6.67%
5 Residential	485	584	-16.95%	2534	3118	-18.73%	1725	1822	-5.32%
6 Residential WF	24	25	-4.00%	94	96	-2.08%	112	79	41.77%
7 3/4-Plex	1	3	-66.67%	11	11	0.00%	12	6	100.00%
8 Timeshare	0	2	-100.00%	5	11	-54.55%	6	15	-60.00%
9 Apartment	200	307	-34.85%	1265	1730	-26.88%	1088	1231	-11.62%
10 Townhouse	103	163	-36.81%	657	783	-16.09%	537	475	13.05%
11 RES. TOTAL	922	1247	-26.06%	5203	6601	-21.18%	4048	4217	-4.01%
12 FARMS	12	12	0.00%	67	66	1.52%	83	66	25.76%
13 MULTIFAMILY	2	2	0.00%	15	13	15.38%	12	9	33.33%
14 Acreage	13	24	-45.83%	83	108	-23.15%	125	104	20.19%
15 Acreage WF	3	4	-25.00%	15	14	7.14%	18	13	38.46%
16 Lots	96	77	24.68%	605	405	49.38%	739	429	72.26%
17 Lots WF	5	2	150.00%	17	13	30.77%	22	7	214.29%
18 LOTS TOTAL	117	108	8.33%	721	543	32.78%	904	553	63.47%
19 Business	13	11	18.18%	47	73	-35.62%	62	83	-25.30%
20 Commercial	4	20	-80.00%	66	74	-10.81%	96	56	71.43%
21 Land	25	12	108.33%	69	61	13.11%	80	80	0.00%
22 Leases	27	9	200.00%	152	84	80.95%	190	102	86.27%
23 IC&I TOTAL	69	52	32.69%	334	292	14.38%	428	321	33.33%
24 GRAND TOTAL	1122	1421	-21.04%	6340	7516	-15.65%	5475	5168	5.94%

**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
<b>Area = CO</b>								
1 Acreage/House	9	9	0.00%	\$7,134,725.	\$10,723,500.	-33.47%	90.91%	91.20%
2 Duplex	14	7	100.00%	\$4,613,800.	\$2,565,400.	79.85%	94.35%	92.72%
3 Mobile Home	17	24	-29.17%	\$2,087,000.	\$3,063,150.	-31.87%	88.00%	92.76%
4 Recreational	2	1	100.00%	\$160,000.	\$255,000.	-37.25%	97.75%	94.79%
5 Residential	220	163	34.97%	\$99,966,112.	\$82,879,152.	20.62%	92.68%	95.48%
6 Residential WF	4	5	-20.00%	\$6,485,000.	\$13,715,000.	-52.72%	79.03%	96.00%
7 3/4-Plex	3	1	200.00%	\$1,113,000.	\$325,000.	242.46%	91.27%	97.04%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	77	73	5.48%	\$18,805,516.	\$24,314,600.	-22.66%	92.89%	95.05%
10 Townhouse	69	47	46.81%	\$22,678,830.	\$18,082,950.	25.42%	92.58%	94.94%
11 RES. TOTAL	415	330	25.76%	\$163,043,984.	\$155,923,744.	4.57%	92.41%	94.94%
12 FARMS	1	1	0.00%	\$1,450,000.	\$1,235,000.	17.41%	85.54%	97.62%
13 MULTIFAMILY	1	0	0.00%	\$424,400.	\$0.	0.00%	94.33%	0.00%
14 Acreage	1	3	-66.67%	\$125,000.	\$2,140,000.	-94.16%	66.13%	94.30%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	12	7	71.43%	\$2,512,900.	\$2,131,460.	17.90%	88.42%	126.92%
17 Lots WF	0	1	-100.00%	\$0.	\$1,700,000.	0.00%	0.00%	94.44%
18 LOTS TOTAL	13	11	18.18%	\$2,637,900.	\$5,971,460.	-55.82%	86.71%	115.07%
19 Business	0	5	-100.00%	\$0.	\$1,717,500.	0.00%	0.00%	83.62%
20 Commercial	3	0	0.00%	\$997,000.	\$0.	0.00%	85.04%	0.00%
21 Land	1	0	0.00%	\$1,020,000.	\$0.	0.00%	85.00%	0.00%
22 Leases	4	9	-55.56%	\$390,554.	\$1,730,221.37	-77.43%	0.00%	0.00%
23 IC&I TOTAL	8	14	-42.86%	\$2,407,554.	\$3,447,721.50	-30.17%	85.03%	83.62%
24 GRAND TOTAL	438	356	23.03%	\$169,963,840.	\$166,577,936.	2.03%	92.16%	95.43%

**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
<b>Area = CO</b>								
1 Acreage/House	36	54	-33.33%	\$27,212,124.	\$54,051,900.	-49.66%	88.95%	92.15%
2 Duplex	47	66	-28.79%	\$16,647,067.	\$26,219,888.	-36.51%	95.72%	96.30%
3 Mobile Home	74	149	-50.34%	\$7,076,000.	\$18,956,916.	-62.67%	84.44%	91.49%
4 Recreational	4	7	-42.86%	\$960,000.	\$1,759,062.	-45.43%	98.94%	92.23%
5 Residential	839	1134	-26.01%	\$374,522,912.	\$586,250,624.	-36.12%	91.43%	96.70%
6 Residential WF	10	14	-28.57%	\$17,641,500.	\$39,947,500.	-55.84%	80.71%	94.36%
7 3/4-Plex	5	3	66.67%	\$1,846,000.	\$1,285,000.	43.66%	92.69%	98.90%
8 Timeshare	0	1	-100.00%	\$0.	\$2,000.	0.00%	0.00%	36.36%
9 Apartment	319	523	-39.01%	\$80,480,768.	\$153,143,984.	-47.45%	89.72%	96.53%
10 Townhouse	232	270	-14.07%	\$78,336,328.	\$104,577,672.	-25.09%	91.34%	96.73%
11 RES. TOTAL	1566	2221	-29.49%	\$604,722,688.	\$986,194,560.	-38.68%	90.77%	96.14%
12 FARMS	7	7	0.00%	\$7,329,000.	\$8,060,000.	-9.07%	83.91%	89.71%
13 MULTIFAMILY	1	1	0.00%	\$424,400.	\$860,000.	-50.65%	94.33%	98.28%
14 Acreage	8	16	-50.00%	\$3,592,000.	\$9,472,050.	-62.08%	73.32%	91.92%
15 Acreage WF	1	2	-50.00%	\$200,000.	\$2,150,000.	-90.70%	72.99%	91.17%
16 Lots	33	105	-68.57%	\$7,491,755.	\$24,976,954.	-70.01%	87.84%	96.31%
17 Lots WF	0	1	-100.00%	\$0.	\$1,700,000.	0.00%	0.00%	94.44%
18 LOTS TOTAL	42	124	-66.13%	\$11,283,755.	\$38,299,004.	-70.54%	84.72%	95.65%
19 Business	5	15	-66.67%	\$644,500.	\$4,573,200.	-85.91%	72.72%	82.40%
20 Commercial	12	24	-50.00%	\$4,954,750.	\$14,586,629.	-66.03%	90.38%	97.61%
21 Land	1	16	-93.75%	\$1,020,000.	\$20,368,750.	-94.99%	85.00%	89.35%
22 Leases	28	51	-45.10%	\$3,898,615.25	\$5,671,152.50	-31.26%	0.00%	90.50%
23 IC&I TOTAL	46	106	-56.60%	\$10,517,865.	\$45,199,732.	-76.73%	85.17%	91.05%
24 GRAND TOTAL	1662	2459	-32.41%	\$634,277,760.	\$1,078,613,248.	-41.20%	90.52%	95.98%

Totals include variables in any given month, due to preceding month's collapsed sales and deleted listings. e &amp; 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 %
<b>Area = CO</b>									
1 Acreage/House	\$792,747.25	\$1,191,500.	-33.47%	\$658,000.	\$907,000.	-27.45%	105	75	40.00%
2 Duplex	\$329,557.15	\$366,485.71	-10.08%	\$291,500.	\$371,500.	-21.53%	57	89	-35.96%
3 Mobile Home	\$122,764.70	\$127,631.25	-3.81%	\$115,000.	\$119,400.	-3.69%	110	53	107.55%
4 Recreational	\$80,000.	\$255,000.	-68.63%	\$80,000.	\$255,000.	-68.63%	17	14	21.43%
5 Residential	\$454,391.40	\$508,461.03	-10.63%	\$425,000.	\$476,200.	-10.75%	85	57	49.12%
6 Residential WF	\$1,621,250.	\$2,743,000.	-40.90%	\$1,422,500.	\$2,370,000.	-39.98%	128	86	48.84%
7 3/4-Plex	\$371,000.	\$325,000.	14.15%	\$375,000.	\$325,000.	15.38%	160	156	2.56%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$244,227.48	\$333,076.71	-26.68%	\$232,500.	\$269,000.	-13.57%	77	103	-25.24%
10 Townhouse	\$328,678.68	\$384,743.62	-14.57%	\$320,000.	\$365,000.	-12.33%	97	64	51.56%
11 RES. TOTAL	\$392,877.06	\$472,496.21	-16.85%	\$365,000.	\$410,000.	-10.98%	87	70	24.29%
12 FARMS	\$1,450,000.	\$1,235,000.	17.41%	\$1,450,000.	\$1,235,000.	17.41%	48	508	-90.55%
13 MULTIFAMILY	\$424,400.	\$0.	0.00%	\$424,400.	\$0.	0.00%	29	0	0.00%
14 Acreage	\$125,000.	\$713,333.31	-82.48%	\$125,000.	\$825,000.	-84.85%	25	158	-84.18%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$209,408.32	\$304,494.28	-31.23%	\$204,200.	\$289,000.	-29.34%	131	110	19.09%
17 Lots WF	\$0.	\$1,700,000.	0.00%	\$0.	\$1,700,000.	0.00%	0	157	0.00%
18 LOTS TOTAL	\$202,915.39	\$542,860.	-62.62%	\$199,500.	\$355,000.	-43.80%	123	127	-3.15%
19 Business	\$0.	\$343,500.	0.00%	\$0.	\$1,100,000.	0.00%	0	260	0.00%
20 Commercial	\$332,333.34	\$0.	0.00%	\$210,000.	\$0.	0.00%	156	0	0.00%
21 Land	\$1,020,000.	\$0.	0.00%	\$1,020,000.	\$0.	0.00%	330	0	0.00%
22 Leases	\$97,638.50	\$192,246.82	-49.21%	\$97,492.50	\$6,330.	1440.17%	122	145	-15.86%
23 IC&I TOTAL	\$300,944.25	\$246,265.81	22.20%	\$137,784.50	\$192,434.	-28.40%	161	186	-13.44%
24 GRAND TOTAL	\$388,045.28	\$467,915.53	-17.07%	\$359,000.	\$406,500.	-11.69%	89	77	15.58%

Totals include variables in any given month, due to preceding month's collapsed sales and deleted listings. e &amp; 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%
<b>Area = CO</b>									
1 Acreage/House	\$755,892.37	\$1,000,961.12	-24.48%	\$674,000.	\$808,500.	-16.64%	123	96	28.13%
2 Duplex	\$354,192.90	\$397,271.03	-10.84%	\$325,000.	\$368,450.	-11.79%	79	56	41.07%
3 Mobile Home	\$95,621.62	\$127,227.61	-24.84%	\$76,500.	\$116,000.	-34.05%	102	66	54.55%
4 Recreational	\$240,000.	\$251,294.57	-4.49%	\$227,500.	\$221,062.	2.91%	126	175	-28.00%
5 Residential	\$446,392.03	\$516,975.87	-13.65%	\$415,000.	\$483,000.	-14.08%	86	59	45.76%
6 Residential WF	\$1,764,150.	\$2,853,392.75	-38.17%	\$1,120,000.	\$2,535,000.	-55.82%	138	81	70.37%
7 3/4-Plex	\$369,200.	\$428,333.34	-13.81%	\$375,000.	\$325,000.	15.38%	128	107	19.63%
8 Timeshare	\$0.	\$2,000.	0.00%	\$0.	\$2,000.	0.00%	0	168	0.00%
9 Apartment	\$252,290.81	\$292,818.31	-13.84%	\$230,000.	\$266,000.	-13.53%	102	66	54.55%
10 Townhouse	\$337,656.59	\$387,324.71	-12.82%	\$325,000.	\$357,000.	-8.96%	99	71	39.44%
11 RES. TOTAL	\$386,157.53	\$444,031.75	-13.03%	\$365,000.	\$405,000.	-9.88%	93	64	45.31%
12 FARMS	\$1,047,000.	\$1,151,428.62	-9.07%	\$920,000.	\$1,235,000.	-25.51%	108	190	-43.16%
13 MULTIFAMILY	\$424,400.	\$860,000.	-50.65%	\$424,400.	\$860,000.	-50.65%	29	28	3.57%
14 Acreage	\$449,000.	\$592,003.12	-24.16%	\$212,500.	\$512,500.	-58.54%	171	135	26.67%
15 Acreage WF	\$200,000.	\$1,075,000.	-81.40%	\$200,000.	\$1,075,000.	-81.40%	302	221	36.65%
16 Lots	\$227,022.87	\$237,875.75	-4.56%	\$215,000.	\$209,900.	2.43%	155	129	20.16%
17 Lots WF	\$0.	\$1,700,000.	0.00%	\$0.	\$1,700,000.	0.00%	0	157	0.00%
18 LOTS TOTAL	\$268,660.84	\$308,862.93	-13.02%	\$213,450.	\$222,216.	-3.94%	162	132	22.73%
19 Business	\$128,900.	\$304,880.	-57.72%	\$233,000.	\$49,100.	374.54%	280	207	35.27%
20 Commercial	\$412,895.84	\$607,776.18	-32.06%	\$619,375.	\$857,000.	-27.73%	156	122	27.87%
21 Land	\$1,020,000.	\$1,273,046.87	-19.88%	\$1,020,000.	\$1,850,000.	-44.86%	330	319	3.45%
22 Leases	\$139,236.25	\$111,199.07	25.21%	\$495,494.25	\$39,546.	1152.96%	117	201	-41.79%
23 IC&I TOTAL	\$228,649.23	\$426,412.56	-46.38%	\$147,994.25	\$181,128.12	-18.29%	149	202	-26.24%
24 GRAND TOTAL	\$381,635.21	\$438,639.	-13.00%	\$360,000.	\$395,000.	-8.86%	97	74	31.08%