

# **Shuswap Zone Monthly Statistics**

June 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
<b>Year = 2008</b>						
<b>Month = June</b>						
<b>Area = Central Zone</b>						
1 Units Listed	1421	992	43.25%	7518	5699	31.92%
2 Units Sold	355	656	-45.88%	2462	3455	-28.74%
3 Sales Volume	\$166,687,936.	\$286,988,224.	-41.92%	\$1,080,865,280.	\$1,374,453,248.	-21.36%
4 List/Sell Ratio	95.37%	96.43%		95.97%	96.78%	
5 Days to Sell	76	66	15.15%	73	69	5.80%
6 Active Listings	5168	2946	75.42%			
<b>Area = North Zone</b>						
1 Units Listed	513	471	8.92%	2797	2424	15.39%
2 Units Sold	156	277	-43.68%	949	1396	-32.02%
3 Sales Volume	\$64,606,828.	\$96,551,536.	-33.09%	\$360,926,432.	\$449,996,160.	-19.79%
4 List/Sell Ratio	92.75%	96.43%		95.36%	96.45%	
5 Days to Sell	92	80	15.00%	92	88	4.55%
6 Active Listings	2280	1605	42.06%			
<b>Area = Shuswap Zone</b>						
1 Units Listed	344	253	35.97%	1921	1437	33.68%
2 Units Sold	101	154	-34.42%	548	819	-33.09%
3 Sales Volume	\$31,644,360.	\$52,667,800.	-39.92%	\$179,067,680.	\$254,260,496.	-29.57%
4 List/Sell Ratio	92.99%	97.00%		94.14%	96.22%	
5 Days to Sell	93	101	-7.92%	98	111	-11.71%
6 Active Listings	1718	1010	70.10%			
<b>Area = Grand Total</b>						
1 Units Listed	2278	1716	32.75%	12236	9560	27.99%
2 Units Sold	612	1087	-43.70%	3959	5670	-30.18%
3 Sales Volume	\$262,939,120.	\$436,207,552.	-39.72%	\$1,620,859,392.	\$2,078,709,888.	-22.03%
4 List/Sell Ratio	94.30%	96.51%		95.57%	96.62%	
5 Days to Sell	83	74	12.16%	81	80	1.25%
6 Active Listings	9166	5562	64.80%			

# Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	101	\$31,644,360.	50	\$18,875,810.
Last Month	124	\$46,642,580.	50	\$17,999,470.
This Month Last Year	154	\$52,667,800.	64	\$22,704,368.

Description	Total Listings Taken	Inventory
This Month	344	1718
Last Month	373	1597
This Month Last Year	253	1010

# Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
<b>Year = 2008</b>	
<b>Month = 6</b>	
<b>Area = SH</b>	
7 Ratio of Sales vs. Inventory	5.88%
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8 Condo/Apt -- Sales	1
9 Condo/Apt -- New Listings	5
10 Condo/Apt -- Current Inventory	56
11 Condo/Apt -- Sell/Inv. Ratio	1.79%
12 Condo/Apt -- Days to Sell	98
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13 Condo/Townhouse -- Sales	6
14 Condo/Townhouse -- New Listings	35
15 Condo/Townhouse -- Current Inventory	116
16 Condo/Townhouse -- Sell/Inv. Ratio	5.17%
17 Condo/Townhouse -- Days to Sell	89
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18 Lots -- Sales	19
19 Lots -- New Listings	75
20 Lots -- Current Inventory	443
21 Lots -- Sell/Inv. Ratio	4.29%
22 Lots -- Days to Sell	96
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23 Residential -- Sales	50
24 Residential -- New Listings	118
25 Residential -- Current Inventory	521
26 Residential -- Sell/Inv. Ratio	9.60%
27 Residential -- Days to Sell	88
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28 Average House Price	\$377,516.18
29 Median House Price	\$385,000.
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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 = SH</b>									
1 Acreage/House	31	25	24.00%	194	125	55.20%	192	95	102.11%
2 Duplex	3	1	200.00%	32	5	540.00%	27	3	800.00%
3 Mobile Home	30	17	76.47%	117	98	19.39%	63	50	26.00%
4 Recreational	4	6	-33.33%	34	41	-17.07%	30	38	-21.05%
5 Residential	118	84	40.48%	707	515	37.28%	521	285	82.81%
6 Residential WF	18	8	125.00%	78	58	34.48%	89	60	48.33%
7 3/4-Plex	1	2	-50.00%	2	7	-71.43%	3	3	0.00%
8 Timeshare	0	0	0.00%	0	0	0.00%	0	0	0.00%
9 Apartment	5	4	25.00%	62	33	87.88%	56	26	115.38%
10 Townhouse	35	8	337.50%	136	99	37.37%	116	46	152.17%
11 RES. TOTAL	245	155	58.06%	1362	981	38.84%	1097	606	81.02%
12 FARMS	3	4	-25.00%	30	25	20.00%	39	23	69.57%
13 MULTIFAMILY	0	0	0.00%	4	3	33.33%	4	1	300.00%
14 Acreage	10	22	-54.55%	86	77	11.69%	100	77	29.87%
15 Acreage WF	0	1	-100.00%	22	7	214.29%	21	13	61.54%
16 Lots	56	42	33.33%	262	235	11.49%	271	162	67.28%
17 Lots WF	8	2	300.00%	51	14	264.29%	51	12	325.00%
18 LOTS TOTAL	75	67	11.94%	429	334	28.44%	443	264	67.80%
19 Business	10	7	42.86%	43	35	22.86%	57	49	16.33%
20 Commercial	7	9	-22.22%	23	26	-11.54%	33	30	10.00%
21 Land	4	9	-55.56%	23	24	-4.17%	35	22	59.09%
22 Leases	0	2	-100.00%	7	9	-22.22%	10	15	-33.33%
23 IC&I TOTAL	21	27	-22.22%	96	94	2.13%	135	116	16.38%
24 GRAND TOTAL	344	253	35.97%	1921	1437	33.68%	1718	1010	70.10%

Totals include variables in any given month, due to preceding month's collapsed sales and deleted listings. e & oe

## 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 = SH</b>											
1 Acreage/House	5		18	-72.22%	\$2,508,000.		\$9,788,250.	-74.38%	92.62%		95.23%
2 Duplex	0		0	0.00%	\$0.		\$0.	0.00%	0.00%		0.00%
3 Mobile Home	12		11	9.09%	\$1,163,800.		\$1,762,165.	-33.96%	87.00%		95.69%
4 Recreational	2		1	100.00%	\$685,000.		\$175,000.	291.43%	92.73%		97.76%
5 Residential	50		64	-21.88%	\$18,875,810.		\$22,704,368.	-16.86%	95.90%		97.20%
6 Residential WF	3		0	0.00%	\$1,632,000.		\$0.	0.00%	91.49%		0.00%
7 3/4-Plex	0		1	-100.00%	\$0.		\$452,500.	0.00%	0.00%		94.29%
8 Timeshare	0		0	0.00%	\$0.		\$0.	0.00%	0.00%		0.00%
9 Apartment	1		3	-66.67%	\$156,000.		\$705,000.	-77.87%	91.81%		98.32%
10 Townhouse	6		11	-45.45%	\$2,414,750.		\$3,873,900.	-37.67%	93.58%		100.24%
11 RES. TOTAL	79		109	-27.52%	\$27,435,360.		\$39,461,184.	-30.48%	93.86%		97.06%
12 FARMS	0		2	-100.00%	\$0.		\$2,985,000.	0.00%	0.00%		95.93%
13 MULTIFAMILY	1		2	-50.00%	\$1,250,000.		\$935,500.	33.62%	96.15%		106.19%
14 Acreage	3		9	-66.67%	\$432,500.		\$1,766,500.	-75.52%	84.33%		95.32%
15 Acreage WF	0		0	0.00%	\$0.		\$0.	0.00%	0.00%		0.00%
16 Lots	15		21	-28.57%	\$1,931,500.		\$2,534,600.	-23.79%	92.23%		99.27%
17 Lots WF	1		4	-75.00%	\$209,000.		\$1,741,000.	-88.00%	99.57%		96.25%
18 LOTS TOTAL	19		35	-45.71%	\$2,573,000.		\$6,422,100.	-59.94%	91.37%		97.79%
19 Business	2		0	0.00%	\$386,000.		\$0.	0.00%	72.32%		0.00%
20 Commercial	0		1	-100.00%	\$0.		\$879,000.	0.00%	0.00%		95.64%
21 Land	0		3	-100.00%	\$0.		\$1,435,000.	0.00%	0.00%		80.52%
22 Leases	0		2	-100.00%	\$0.		\$550,014.	0.00%	0.00%		97.46%
23 IC&I TOTAL	2		6	-66.67%	\$386,000.		\$2,864,014.	-86.52%	72.32%		88.68%
24 GRAND TOTAL	101		154	-34.42%	\$31,644,360.		\$52,667,800.	-39.92%	92.99%		97.00%

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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
<b>Area = SH</b>								
1 Acreage/House	40	72	-44.44%	\$24,245,300.	\$34,759,536.	-30.25%	94.73%	94.74%
2 Duplex	7	4	75.00%	\$2,689,000.	\$1,244,500.	116.07%	94.77%	91.59%
3 Mobile Home	54	65	-16.92%	\$6,304,261.50	\$5,971,065.	5.58%	89.85%	93.17%
4 Recreational	7	8	-12.50%	\$2,562,000.	\$2,489,500.	2.91%	94.88%	95.96%
5 Residential	225	329	-31.61%	\$82,642,832.	\$106,401,272.	-22.33%	95.09%	96.69%
6 Residential WF	6	19	-68.42%	\$4,041,500.	\$16,850,204.	-76.02%	92.90%	91.41%
7 3/4-Plex	0	4	-100.00%	\$0.	\$1,447,500.	0.00%	0.00%	96.10%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	39	30	30.00%	\$16,919,850.	\$6,384,100.	165.03%	98.39%	99.67%
10 Townhouse	37	69	-46.38%	\$13,459,950.	\$24,780,400.	-45.68%	96.58%	98.04%
11 RES. TOTAL	415	600	-30.83%	\$152,864,688.	\$200,328,080.	-23.69%	94.78%	96.17%
12 FARMS	2	6	-66.67%	\$1,500,000.	\$5,430,500.	-72.38%	97.98%	93.83%
13 MULTIFAMILY	1	2	-50.00%	\$1,250,000.	\$935,500.	33.62%	96.15%	106.19%
14 Acreage	17	36	-52.78%	\$4,687,500.	\$15,098,300.	-68.95%	89.38%	95.74%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	87	138	-36.96%	\$10,411,200.	\$15,842,891.	-34.28%	92.78%	97.65%
17 Lots WF	5	7	-28.57%	\$1,642,800.	\$2,921,000.	-43.76%	96.96%	96.05%
18 LOTS TOTAL	109	182	-40.11%	\$16,741,500.	\$34,242,192.	-51.11%	92.44%	97.20%
19 Business	7	10	-30.00%	\$4,308,500.	\$3,378,000.	27.55%	75.64%	90.41%
20 Commercial	6	8	-25.00%	\$1,917,296.	\$5,602,500.	-65.78%	100.68%	89.84%
21 Land	1	7	-85.71%	\$423,000.	\$3,649,900.	-88.41%	89.05%	90.17%
22 Leases	7	4	75.00%	\$62,699.26	\$693,827.50	-90.96%	95.45%	97.46%
23 IC&I TOTAL	21	29	-27.59%	\$6,711,495.50	\$13,324,228.	-49.63%	88.76%	90.70%
24 GRAND TOTAL	548	819	-33.09%	\$179,067,680.	\$254,260,496.	-29.57%	94.14%	96.22%

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## 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 = SH</b>									
1 Acreage/House	\$501,600.	\$543,791.68	-7.76%	\$438,000.	\$469,000.	-6.61%	99	102	-2.94%
2 Duplex	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
3 Mobile Home	\$96,983.33	\$160,196.81	-39.46%	\$92,500.	\$96,000.	-3.65%	62	82	-24.39%
4 Recreational	\$342,500.	\$175,000.	95.71%	\$342,500.	\$175,000.	95.71%	47	99	-52.53%
5 Residential	\$377,516.18	\$354,755.75	6.42%	\$385,000.	\$345,500.	11.43%	88	65	35.38%
6 Residential WF	\$544,000.	\$0.	0.00%	\$523,000.	\$0.	0.00%	151	0	0.00%
7 3/4-Plex	\$0.	\$452,500.	0.00%	\$0.	\$452,500.	0.00%	0	34	0.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$156,000.	\$235,000.	-33.62%	\$156,000.	\$269,000.	-42.01%	98	55	78.18%
10 Townhouse	\$402,458.34	\$352,172.71	14.28%	\$396,500.	\$265,000.	49.62%	89	194	-54.12%
11 RES. TOTAL	\$347,283.03	\$362,029.21	-4.07%	\$372,000.	\$343,750.	8.22%	86	85	1.18%
12 FARMS	\$0.	\$1,492,500.	0.00%	\$0.	\$1,492,500.	0.00%	0	176	0.00%
13 MULTIFAMILY	\$1,250,000.	\$467,750.	167.24%	\$1,250,000.	\$467,750.	167.24%	27	140	-80.71%
14 Acreage	\$144,166.67	\$196,277.78	-26.55%	\$172,500.	\$190,000.	-9.21%	105	130	-19.23%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$128,766.66	\$120,695.23	6.69%	\$123,000.	\$100,000.	23.00%	93	97	-4.12%
17 Lots WF	\$209,000.	\$435,250.	-51.98%	\$209,000.	\$473,500.	-55.86%	125	149	-16.11%
18 LOTS TOTAL	\$135,421.04	\$183,488.57	-26.20%	\$127,000.	\$126,000.	0.79%	96	119	-19.33%
19 Business	\$193,000.	\$0.	0.00%	\$193,000.	\$0.	0.00%	343	0	0.00%
20 Commercial	\$0.	\$879,000.	0.00%	\$0.	\$879,000.	0.00%	0	130	0.00%
21 Land	\$0.	\$478,333.34	0.00%	\$0.	\$330,000.	0.00%	0	425	0.00%
22 Leases	\$0.	\$275,007.	0.00%	\$0.	\$275,007.	0.00%	0	37	0.00%
23 IC&I TOTAL	\$193,000.	\$477,335.65	-59.57%	\$193,000.	\$440,000.	-56.14%	343	246	39.43%
24 GRAND TOTAL	\$313,310.50	\$341,998.68	-8.39%	\$329,500.	\$323,500.	1.85%	93	101	-7.92%

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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%
<b>Area = SH</b>									
1 Acreage/House	\$606,132.50	\$482,771.31	25.55%	\$475,000.	\$412,500.	15.15%	89	124	-28.23%
2 Duplex	\$384,142.84	\$311,125.	23.47%	\$301,000.	\$276,250.	8.96%	52	99	-47.47%
3 Mobile Home	\$116,745.58	\$91,862.53	27.09%	\$96,950.	\$71,900.	34.84%	72	65	10.77%
4 Recreational	\$366,000.	\$311,187.50	17.61%	\$375,000.	\$255,000.	47.06%	59	65	-9.23%
5 Residential	\$367,301.46	\$323,408.12	13.57%	\$371,000.	\$320,000.	15.94%	82	83	-1.20%
6 Residential WF	\$673,583.31	\$886,852.87	-24.05%	\$529,000.	\$925,000.	-42.81%	123	104	18.27%
7 3/4-Plex	\$0.	\$361,875.	0.00%	\$0.	\$401,250.	0.00%	0	37	0.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$433,842.31	\$212,803.32	103.87%	\$458,070.	\$193,250.	137.03%	116	204	-43.14%
10 Townhouse	\$363,782.43	\$359,136.21	1.29%	\$329,000.	\$305,000.	7.87%	94	159	-40.88%
11 RES. TOTAL	\$368,348.65	\$333,880.12	10.32%	\$362,250.	\$308,000.	17.61%	85	101	-15.84%
12 FARMS	\$750,000.	\$905,083.31	-17.13%	\$750,000.	\$714,000.	5.04%	161	151	6.62%
13 MULTIFAMILY	\$1,250,000.	\$467,750.	167.24%	\$1,250,000.	\$467,750.	167.24%	27	140	-80.71%
14 Acreage	\$275,735.28	\$419,397.21	-34.25%	\$182,000.	\$224,500.	-18.93%	144	184	-21.74%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$119,668.96	\$114,803.55	4.24%	\$114,500.	\$100,580.	13.84%	116	118	-1.69%
17 Lots WF	\$328,560.	\$417,285.71	-21.26%	\$209,000.	\$402,000.	-48.01%	130	109	19.27%
18 LOTS TOTAL	\$153,591.75	\$188,143.90	-18.36%	\$125,000.	\$114,450.	9.22%	121	132	-8.33%
19 Business	\$615,500.	\$337,800.	82.21%	\$718,000.	\$527,500.	36.11%	241	135	78.52%
20 Commercial	\$319,549.34	\$700,312.50	-54.37%	\$213,000.	\$1,030,000.	-79.32%	232	161	44.10%
21 Land	\$423,000.	\$521,414.28	-18.87%	\$423,000.	\$330,000.	28.18%	233	342	-31.87%
22 Leases	\$8,957.03	\$173,456.87	-94.84%	\$17,675.51	\$11,913.75	48.36%	231	95	143.16%
23 IC&I TOTAL	\$319,595.	\$459,456.12	-30.44%	\$126,000.	\$355,000.	-64.51%	235	187	25.67%
24 GRAND TOTAL	\$326,765.84	\$310,452.37	5.25%	\$312,750.	\$275,000.	13.73%	98	111	-11.71%

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