

# **Shuswap 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	86	\$27,286,708.	34	\$10,953,209.
Last Month	55	\$17,114,100.	29	\$9,393,600.
This Month Last Year	90	\$29,035,200.	43	\$16,968,550.

Description	Total Listings Taken	Inventory
This Month	266	1761
Last Month	281	1690
This Month Last Year	317	1718

# Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
Year = 2009	
Month = 6	
Area = SH	
7 Ratio of Sales vs. Inventory	4.88%
8 Condo/Apt -- Sales	3
9 Condo/Apt -- New Listings	8
10 Condo/Apt -- Current Inventory	87
11 Condo/Apt -- Sell/Inv. Ratio	3.45%
12 Condo/Apt -- Days to Sell	108
13 Condo/Townhouse -- Sales	8
14 Condo/Townhouse -- New Listings	12
15 Condo/Townhouse -- Current Inventory	116
16 Condo/Townhouse -- Sell/Inv. Ratio	6.90%
17 Condo/Townhouse -- Days to Sell	134
18 Lots -- Sales	11
19 Lots -- New Listings	61
20 Lots -- Current Inventory	490
21 Lots -- Sell/Inv. Ratio	2.25%
22 Lots -- Days to Sell	55
23 Residential -- Sales	34
24 Residential -- New Listings	89
25 Residential -- Current Inventory	482
26 Residential -- Sell/Inv. Ratio	7.05%
27 Residential -- Days to Sell	173
28 Average House Price	\$322,153.21
29 Median House Price	\$319,500.

## 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	35	31	12.90%	146	189	-22.75%	181	192	-5.73%
2 Duplex	3	3	0.00%	14	29	-51.72%	23	27	-14.81%
3 Mobile Home	17	25	-32.00%	90	101	-10.89%	97	63	53.97%
4 Recreational	10	5	100.00%	35	36	-2.78%	44	30	46.67%
5 Residential	89	103	-13.59%	449	627	-28.39%	482	521	-7.49%
6 Residential WF	9	15	-40.00%	57	72	-20.83%	68	89	-23.60%
7 3/4-Plex	0	1	-100.00%	2	2	0.00%	3	3	0.00%
8 Timeshare	0	0	0.00%	0	0	0.00%	2	0	0.00%
9 Apartment	8	6	33.33%	56	62	-9.68%	87	56	55.36%
10 Townhouse	12	33	-63.64%	92	133	-30.83%	116	116	0.00%
11 RES. TOTAL	183	222	-17.57%	941	1251	-24.78%	1103	1097	0.55%
12 FARMS	5	3	66.67%	16	24	-33.33%	32	39	-17.95%
13 MULTIFAMILY	0	0	0.00%	3	4	-25.00%	8	4	100.00%
14 Acreage	13	10	30.00%	61	84	-27.38%	101	100	1.00%
15 Acreage WF	1	0	0.00%	11	17	-35.29%	17	21	-19.05%
16 Lots	39	53	-26.42%	198	253	-21.74%	343	271	26.57%
17 Lots WF	6	8	-25.00%	31	49	-36.73%	29	51	-43.14%
18 LOTS TOTAL	61	72	-15.28%	303	411	-26.28%	490	443	10.61%
19 Business	2	11	-81.82%	18	43	-58.14%	39	57	-31.58%
20 Commercial	7	5	40.00%	27	21	28.57%	38	33	15.15%
21 Land	5	4	25.00%	24	23	4.35%	37	35	5.71%
22 Leases	3	0	0.00%	11	7	57.14%	14	10	40.00%
23 IC&I TOTAL	17	20	-15.00%	80	94	-14.89%	128	135	-5.19%
24 GRAND TOTAL	266	317	-16.09%	1343	1784	-24.72%	1761	1718	2.50%

## 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	10	5	100.00%	\$4,776,000.	\$2,508,000.	90.43%	91.34%	92.62%
2 Duplex	5	0	0.00%	\$2,657,000.	\$0.	0.00%	62.58%	0.00%
3 Mobile Home	10	10	0.00%	\$706,000.	\$985,900.	-28.39%	82.28%	86.59%
4 Recreational	0	2	-100.00%	\$0.	\$685,000.	0.00%	0.00%	92.73%
5 Residential	34	43	-20.93%	\$10,953,209.	\$16,968,550.	-35.45%	90.06%	97.59%
6 Residential WF	3	2	50.00%	\$2,375,000.	\$1,292,000.	83.82%	84.48%	88.65%
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	1	200.00%	\$791,000.	\$156,000.	407.05%	92.06%	91.81%
10 Townhouse	8	5	60.00%	\$2,299,500.	\$2,230,750.	3.08%	93.32%	92.83%
11 RES. TOTAL	73	68	7.35%	\$24,557,708.	\$24,826,200.	-1.08%	87.50%	94.77%
12 FARMS	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
13 MULTIFAMILY	0	1	-100.00%	\$0.	\$1,250,000.	0.00%	0.00%	96.15%
14 Acreage	3	3	0.00%	\$723,500.	\$432,500.	67.28%	90.52%	84.33%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	5	15	-66.67%	\$649,000.	\$1,931,500.	-66.40%	89.45%	92.23%
17 Lots WF	3	1	200.00%	\$901,500.	\$209,000.	331.34%	95.42%	99.57%
18 LOTS TOTAL	11	19	-42.11%	\$2,274,000.	\$2,573,000.	-11.62%	91.37%	91.37%
19 Business	1	2	-50.00%	\$90,000.	\$386,000.	-76.68%	72.00%	72.32%
20 Commercial	1	0	0.00%	\$365,000.	\$0.	0.00%	91.47%	0.00%
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	2	0.00%	\$455,000.	\$386,000.	17.88%	81.73%	72.32%
24 GRAND TOTAL	86	90	-4.44%	\$27,286,708.	\$29,035,200.	-6.02%	87.86%	93.56%

**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	27	38	-28.95%	\$12,378,000.	\$23,185,300.	-46.61%	90.31%	94.53%
2 Duplex	7	6	16.67%	\$3,187,208.75	\$2,514,000.	26.78%	68.55%	95.97%
3 Mobile Home	35	47	-25.53%	\$3,123,401.	\$5,483,461.50	-43.04%	79.66%	89.60%
4 Recreational	1	7	-85.71%	\$300,000.	\$2,562,000.	-88.29%	57.80%	94.88%
5 Residential	119	202	-41.09%	\$39,530,864.	\$76,730,152.	-48.48%	88.85%	95.37%
6 Residential WF	3	5	-40.00%	\$2,375,000.	\$3,701,500.	-35.84%	84.48%	92.04%
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	13	12	8.33%	\$3,898,400.	\$2,863,400.	36.15%	90.57%	95.96%
10 Townhouse	30	35	-14.29%	\$7,485,500.	\$12,248,450.	-38.89%	86.28%	96.45%
11 RES. TOTAL	236	352	-32.95%	\$72,696,376.	\$129,288,264.	-43.77%	86.66%	94.59%
12 FARMS	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
13 MULTIFAMILY	0	1	-100.00%	\$0.	\$1,250,000.	0.00%	0.00%	96.15%
14 Acreage	6	16	-62.50%	\$1,406,500.	\$4,222,500.	-66.69%	92.00%	89.14%
15 Acreage WF	1	0	0.00%	\$772,500.	\$0.	0.00%	98.40%	0.00%
16 Lots	15	87	-82.76%	\$2,204,750.	\$10,411,200.	-78.82%	86.22%	92.78%
17 Lots WF	3	5	-40.00%	\$901,500.	\$1,642,800.	-45.12%	95.42%	96.96%
18 LOTS TOTAL	25	108	-76.85%	\$5,285,250.	\$16,276,500.	-67.53%	89.20%	92.44%
19 Business	4	6	-33.33%	\$2,165,000.	\$1,208,500.	79.15%	74.74%	71.58%
20 Commercial	2	5	-60.00%	\$790,000.	\$1,688,296.	-53.21%	84.37%	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	7	19	-63.16%	\$2,955,750.	\$3,382,495.25	-12.62%	81.10%	85.68%
24 GRAND TOTAL	268	480	-44.17%	\$80,937,376.	\$150,197,264.	-46.11%	86.75%	93.82%

**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	\$477,600.	\$501,600.	-4.78%	\$477,000.	\$438,000.	8.90%	107	99	8.08%
2 Duplex	\$531,400.	\$0.	0.00%	\$539,000.	\$0.	0.00%	453	0	0.00%
3 Mobile Home	\$70,600.	\$98,590.	-28.39%	\$64,250.	\$92,500.	-30.54%	100	60	66.67%
4 Recreational	\$0.	\$342,500.	0.00%	\$0.	\$342,500.	0.00%	0	47	0.00%
5 Residential	\$322,153.21	\$394,617.43	-18.36%	\$319,500.	\$395,000.	-19.11%	173	78	121.79%
6 Residential WF	\$791,666.68	\$646,000.	22.55%	\$800,000.	\$646,000.	23.84%	147	223	-34.08%
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	\$263,666.65	\$156,000.	69.02%	\$272,000.	\$156,000.	74.36%	108	98	10.20%
10 Townhouse	\$287,437.50	\$446,150.	-35.57%	\$278,000.	\$404,000.	-31.19%	134	103	30.10%
11 RES. TOTAL	\$336,406.96	\$365,091.18	-7.86%	\$310,000.	\$387,000.	-19.90%	165	82	101.22%
12 FARMS	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
13 MULTIFAMILY	\$0.	\$1,250,000.	0.00%	\$0.	\$1,250,000.	0.00%	0	27	0.00%
14 Acreage	\$241,166.67	\$144,166.67	67.28%	\$252,500.	\$172,500.	46.38%	66	105	-37.14%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$129,800.	\$128,766.66	0.80%	\$127,000.	\$123,000.	3.25%	46	93	-50.54%
17 Lots WF	\$300,500.	\$209,000.	43.78%	\$235,000.	\$209,000.	12.44%	59	125	-52.80%
18 LOTS TOTAL	\$206,727.26	\$135,421.04	52.66%	\$159,000.	\$127,000.	25.20%	55	96	-42.71%
19 Business	\$90,000.	\$193,000.	-53.37%	\$90,000.	\$193,000.	-53.37%	258	343	-24.78%
20 Commercial	\$365,000.	\$0.	0.00%	\$365,000.	\$0.	0.00%	116	0	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	\$227,500.	\$193,000.	17.88%	\$227,500.	\$193,000.	17.88%	187	343	-45.48%
24 GRAND TOTAL	\$317,287.31	\$322,613.34	-1.65%	\$295,000.	\$336,250.	-12.27%	152	90	68.89%

**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	\$458,444.43	\$610,139.50	-24.86%	\$465,000.	\$465,000.	0.00%	123	92	33.70%
2 Duplex	\$455,315.53	\$419,000.	8.67%	\$507,500.	\$350,000.	45.00%	364	27	1248.15%
3 Mobile Home	\$89,240.03	\$116,669.39	-23.51%	\$74,000.	\$98,900.	-25.18%	152	73	108.22%
4 Recreational	\$300,000.	\$366,000.	-18.03%	\$300,000.	\$375,000.	-20.00%	299	59	406.78%
5 Residential	\$332,192.12	\$379,852.21	-12.55%	\$325,000.	\$384,500.	-15.47%	139	82	69.51%
6 Residential WF	\$791,666.68	\$740,300.	6.94%	\$800,000.	\$535,000.	49.53%	147	146	0.68%
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	\$299,876.93	\$238,616.67	25.67%	\$272,000.	\$209,500.	29.83%	114	67	70.15%
10 Townhouse	\$249,516.67	\$349,955.71	-28.70%	\$252,250.	\$329,000.	-23.33%	174	98	77.55%
11 RES. TOTAL	\$308,035.46	\$367,296.18	-16.13%	\$311,000.	\$361,000.	-13.85%	149	82	81.71%
12 FARMS	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
13 MULTIFAMILY	\$0.	\$1,250,000.	0.00%	\$0.	\$1,250,000.	0.00%	0	27	0.00%
14 Acreage	\$234,416.67	\$263,906.25	-11.17%	\$224,250.	\$181,000.	23.90%	52	143	-63.64%
15 Acreage WF	\$772,500.	\$0.	0.00%	\$772,500.	\$0.	0.00%	28	0	0.00%
16 Lots	\$146,983.32	\$119,668.96	22.82%	\$127,000.	\$114,500.	10.92%	149	116	28.45%
17 Lots WF	\$300,500.	\$328,560.	-8.54%	\$235,000.	\$209,000.	12.44%	59	130	-54.62%
18 LOTS TOTAL	\$211,410.	\$150,708.32	40.28%	\$155,000.	\$124,000.	25.00%	110	121	-9.09%
19 Business	\$541,250.	\$201,416.67	168.72%	\$975,000.	\$148,000.	558.78%	318	266	19.55%
20 Commercial	\$395,000.	\$337,659.18	16.98%	\$395,000.	\$360,000.	9.72%	100	175	-42.86%
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.	\$6,971.20	-89.24%	169	231	-26.84%
23 IC&I TOTAL	\$422,250.	\$178,026.06	137.18%	\$365,000.	\$40,000.	812.50%	234	227	3.08%
24 GRAND TOTAL	\$302,005.12	\$312,910.93	-3.49%	\$299,950.	\$303,750.	-1.25%	147	97	51.55%