

Central Zone Monthly Statistics

July 2008

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

e & oe

Table of Contents

Table of Contents	2
Zone Totals	3
Quick Summary Part 1	4
Quick Summary Part 2	5
Listing Information	6
Sales Information (Month)	7
Sales Information (YTD)	8
Average/Median Price, Days to Sell (Month)	9
Average/Median Price, Days to Sell (YTD)	10

Zone Totals

Description	Current Month This Year	Last Year	Increase	This YTD	Last YTD	Increase
Year = 2008						
Month = July						
Area = Central Zone						
1 Units Listed	1419	995	42.61%	8937	6694	33.51%
2 Units Sold	334	553	-39.60%	2795	4008	-30.26%
3 Sales Volume	\$138,436,080.	\$225,864,144.	-38.71%	\$1,218,821,376.	\$1,600,317,440.	-23.84%
4 List/Sell Ratio	93.37%	96.37%		95.67%	96.72%	
5 Days to Sell	77	67	14.93%	74	69	7.25%
6 Active Listings	5489	2976	84.44%			
Area = North Zone						
1 Units Listed	535	385	38.96%	3332	2809	18.62%
2 Units Sold	123	266	-53.76%	1070	1662	-35.62%
3 Sales Volume	\$51,273,000.	\$106,958,664.	-52.06%	\$411,811,424.	\$556,954,816.	-26.06%
4 List/Sell Ratio	93.55%	96.98%		95.15%	96.54%	
5 Days to Sell	98	79	24.05%	93	86	8.14%
6 Active Listings	2439	1583	54.07%			
Area = Shuswap Zone						
1 Units Listed	364	235	54.89%	2285	1672	36.66%
2 Units Sold	84	142	-40.85%	632	961	-34.24%
3 Sales Volume	\$29,872,450.	\$46,640,640.	-35.95%	\$208,940,144.	\$300,901,120.	-30.56%
4 List/Sell Ratio	90.80%	94.81%		93.69%	96.01%	
5 Days to Sell	102	107	-4.67%	99	111	-10.81%
6 Active Listings	1871	1019	83.61%			
Area = Grand Total						
1 Units Listed	2318	1615	43.53%	14554	11175	30.24%
2 Units Sold	541	961	-43.70%	4497	6631	-32.18%
3 Sales Volume	\$219,581,520.	\$379,463,456.	-42.13%	\$1,839,572,864.	\$2,458,173,440.	-25.17%
4 List/Sell Ratio	93.01%	96.31%		95.26%	96.57%	
5 Days to Sell	86	76	13.16%	82	79	3.80%
6 Active Listings	9799	5578	75.67%			

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

Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	334	\$138,436,080.	145	\$74,357,672.
Last Month	355	\$166,517,936.	163	\$82,879,152.
This Month Last Year	553	\$225,864,144.	241	\$115,611,248.

Description	Total Listings Taken	Inventory
This Month	1419	5489
Last Month	1421	5168
This Month Last Year	995	2976

Quick Summary Part 2

	<u>Description</u>	<u>This Month</u>
Year = 2008		
Month = 7		
Area = CO		
7	Ratio of Sales vs. Inventory	6.09%
8	Condo/Apt -- Sales	74
9	Condo/Apt -- New Listings	328
10	Condo/Apt -- Current Inventory	1295
11	Condo/Apt -- Sell/Inv. Ratio	5.71%
12	Condo/Apt -- Days to Sell	67
13	Condo/Townhouse -- Sales	36
14	Condo/Townhouse -- New Listings	143
15	Condo/Townhouse -- Current Inventory	514
16	Condo/Townhouse -- Sell/Inv. Ratio	7.00%
17	Condo/Townhouse -- Days to Sell	74
18	Lots -- Sales	14
19	Lots -- New Listings	106
20	Lots -- Current Inventory	574
21	Lots -- Sell/Inv. Ratio	2.44%
22	Lots -- Days to Sell	147
23	Residential -- Sales	145
24	Residential -- New Listings	580
25	Residential -- Current Inventory	1952
26	Residential -- Sell/Inv. Ratio	7.43%
27	Residential -- Days to Sell	64
28	Average House Price	\$512,811.56
29	Median House Price	\$470,000.

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 = CO									
1 Acreage/House	40	42	-4.76%	312	217	43.78%	247	144	71.53%
2 Duplex	32	20	60.00%	171	173	-1.16%	86	44	95.45%
3 Mobile Home	66	55	20.00%	461	325	41.85%	221	142	55.63%
4 Recreational	13	10	30.00%	59	101	-41.58%	68	73	-6.85%
5 Residential	580	421	37.77%	3699	2868	28.97%	1952	987	97.77%
6 Residential WF	20	11	81.82%	115	101	13.86%	91	54	68.52%
7 3/4-Plex	4	1	300.00%	14	14	0.00%	7	2	250.00%
8 Timeshare	0	0	0.00%	10	9	11.11%	13	12	8.33%
9 Apartment	328	185	77.30%	2059	1239	66.18%	1295	492	163.21%
10 Townhouse	143	94	52.13%	926	669	38.42%	514	223	130.49%
11 RES. TOTAL	1226	839	46.13%	7826	5716	36.91%	4494	2173	106.81%
12 FARMS	12	11	9.09%	78	67	16.42%	71	55	29.09%
13 MULTIFAMILY	2	1	100.00%	16	9	77.78%	8	3	166.67%
14 Acreage	32	18	77.78%	139	101	37.62%	121	85	42.35%
15 Acreage WF	1	1	0.00%	15	12	25.00%	13	12	8.33%
16 Lots	66	92	-28.26%	472	484	-2.48%	428	367	16.62%
17 Lots WF	6	2	200.00%	19	16	18.75%	12	10	20.00%
18 LOTS TOTAL	106	113	-6.19%	650	616	5.52%	574	474	21.10%
19 Business	9	13	-30.77%	82	90	-8.89%	75	74	1.35%
20 Commercial	24	5	380.00%	98	48	104.17%	76	29	162.07%
21 Land	9	5	80.00%	70	45	55.56%	75	73	2.74%
22 Leases	31	7	342.86%	115	102	12.75%	116	95	22.11%
23 IC&I TOTAL	73	30	143.33%	365	285	28.07%	342	271	26.20%
24 GRAND TOTAL	1419	995	42.61%	8937	6694	33.51%	5489	2976	84.44%

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
Area = CO								
1 Acreage/House	4	13	-69.23%	\$2,862,000.	\$8,821,000.	-67.55%	86.66%	95.14%
2 Duplex	4	11	-63.64%	\$1,601,000.	\$4,183,400.	-61.73%	89.68%	96.95%
3 Mobile Home	40	36	11.11%	\$4,147,300.	\$3,942,200.	5.20%	90.19%	93.03%
4 Recreational	1	10	-90.00%	\$380,000.	\$4,508,000.	-91.57%	95.23%	95.39%
5 Residential	145	241	-39.83%	\$74,357,672.	\$115,611,248.	-35.68%	94.37%	96.91%
6 Residential WF	3	7	-57.14%	\$7,335,000.	\$15,104,000.	-51.44%	86.28%	95.24%
7 3/4-Plex	0	3	-100.00%	\$0.	\$1,074,000.	0.00%	0.00%	97.14%
8 Timeshare	0	1	-100.00%	\$0.	\$8,500.	0.00%	0.00%	94.44%
9 Apartment	74	111	-33.33%	\$23,362,328.	\$30,920,100.	-24.44%	93.37%	97.40%
10 Townhouse	36	64	-43.75%	\$14,259,100.	\$22,637,340.	-37.01%	95.12%	97.52%
11 RES. TOTAL	307	497	-38.23%	\$128,304,400.	\$206,809,792.	-37.96%	93.43%	96.71%
12 FARMS	0	3	-100.00%	\$0.	\$2,497,500.	0.00%	0.00%	78.29%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	4	1	300.00%	\$2,305,000.	\$240,000.	860.42%	94.33%	96.03%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	10	36	-72.22%	\$2,672,000.	\$7,968,700.	-66.47%	93.48%	95.92%
17 Lots WF	0	2	-100.00%	\$0.	\$2,180,000.	0.00%	0.00%	89.64%
18 LOTS TOTAL	14	39	-64.10%	\$4,977,000.	\$10,388,700.	-52.09%	93.72%	95.60%
19 Business	3	2	50.00%	\$242,000.	\$120,000.	101.67%	71.62%	55.57%
20 Commercial	2	4	-50.00%	\$2,440,000.	\$1,843,900.	32.33%	97.86%	93.07%
21 Land	2	2	0.00%	\$2,300,000.	\$2,375,000.	-3.16%	109.51%	101.04%
22 Leases	6	6	0.00%	\$172,674.	\$1,829,260.	-90.56%	0.00%	0.00%
23 IC&I TOTAL	13	14	-7.14%	\$5,154,674.	\$6,168,160.	-16.43%	89.94%	85.69%
24 GRAND TOTAL	334	553	-39.60%	\$138,436,080.	\$225,864,144.	-38.71%	93.37%	96.37%

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 = CO								
1 Acreage/House	58	66	-12.12%	\$56,913,900.	\$51,884,200.	9.69%	91.77%	94.71%
2 Duplex	70	137	-48.91%	\$27,820,888.	\$47,736,136.	-41.72%	95.92%	96.87%
3 Mobile Home	188	187	0.53%	\$23,044,216.	\$19,873,748.	15.95%	91.21%	93.12%
4 Recreational	8	42	-80.95%	\$2,139,062.	\$15,405,900.	-86.12%	92.61%	96.21%
5 Residential	1277	1855	-31.16%	\$659,718,336.	\$864,733,760.	-23.71%	96.43%	97.29%
6 Residential WF	17	37	-54.05%	\$47,282,500.	\$70,409,000.	-32.85%	92.93%	92.44%
7 3/4-Plex	4	13	-69.23%	\$2,145,000.	\$6,215,500.	-65.49%	98.74%	94.83%
8 Timeshare	1	5	-80.00%	\$2,000.	\$33,200.	-93.98%	36.36%	87.47%
9 Apartment	597	811	-26.39%	\$176,506,304.	\$212,373,616.	-16.89%	96.14%	97.10%
10 Townhouse	308	478	-35.56%	\$119,726,768.	\$163,807,136.	-26.91%	96.55%	97.26%
11 RES. TOTAL	2528	3631	-30.38%	\$1,115,298,944.	\$1,452,472,192.	-23.21%	95.81%	96.88%
12 FARMS	8	13	-38.46%	\$8,785,000.	\$13,484,000.	-34.85%	90.58%	91.69%
13 MULTIFAMILY	1	5	-80.00%	\$860,000.	\$7,407,000.	-88.39%	98.28%	93.91%
14 Acreage	20	24	-16.67%	\$11,777,050.	\$15,679,900.	-24.89%	92.40%	95.81%
15 Acreage WF	2	1	100.00%	\$2,150,000.	\$1,400,000.	53.57%	91.17%	100.00%
16 Lots	116	189	-38.62%	\$27,895,954.	\$41,069,044.	-32.08%	96.04%	97.13%
17 Lots WF	1	6	-83.33%	\$1,700,000.	\$7,240,000.	-76.52%	94.44%	93.86%
18 LOTS TOTAL	139	220	-36.82%	\$43,523,004.	\$65,388,944.	-33.44%	95.43%	96.91%
19 Business	18	19	-5.26%	\$4,815,200.	\$10,585,100.	-54.51%	80.60%	72.24%
20 Commercial	26	36	-27.78%	\$17,026,628.	\$23,499,684.	-27.55%	97.63%	94.94%
21 Land	18	18	0.00%	\$22,668,750.	\$19,228,000.	17.89%	91.59%	95.94%
22 Leases	57	66	-13.64%	\$5,843,826.50	\$8,252,472.	-29.19%	90.50%	100.00%
23 IC&I TOTAL	119	139	-14.39%	\$50,354,404.	\$61,565,256.	-18.21%	90.92%	89.42%
24 GRAND TOTAL	2795	4008	-30.26%	\$1,218,821,376.	\$1,600,317,440.	-23.84%	95.67%	96.72%

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 = CO									
1 Acreage/House	\$715,500.	\$678,538.43	5.45%	\$675,000.	\$735,000.	-8.16%	67	120	-44.17%
2 Duplex	\$400,250.	\$380,309.09	5.24%	\$407,000.	\$330,000.	23.33%	94	47	100.00%
3 Mobile Home	\$103,682.50	\$109,505.55	-5.32%	\$100,000.	\$98,250.	1.78%	75	44	70.45%
4 Recreational	\$380,000.	\$450,800.	-15.71%	\$380,000.	\$432,500.	-12.14%	238	160	48.75%
5 Residential	\$512,811.56	\$479,714.71	6.90%	\$470,000.	\$440,000.	6.82%	64	48	33.33%
6 Residential WF	\$2,445,000.	\$2,157,714.25	13.31%	\$2,925,000.	\$1,725,000.	69.57%	135	67	101.49%
7 3/4-Plex	\$0.	\$358,000.	0.00%	\$0.	\$369,000.	0.00%	0	24	0.00%
8 Timeshare	\$0.	\$8,500.	0.00%	\$0.	\$8,500.	0.00%	0	117	0.00%
9 Apartment	\$315,707.12	\$278,559.46	13.34%	\$247,500.	\$254,000.	-2.56%	67	63	6.35%
10 Townhouse	\$396,086.12	\$353,708.43	11.98%	\$350,000.	\$326,000.	7.36%	74	46	60.87%
11 RES. TOTAL	\$417,929.65	\$416,116.28	0.44%	\$383,000.	\$375,000.	2.13%	69	55	25.45%
12 FARMS	\$0.	\$832,500.	0.00%	\$0.	\$825,000.	0.00%	0	261	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$576,250.	\$240,000.	140.10%	\$510,000.	\$240,000.	112.50%	110	36	205.56%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$267,200.	\$221,352.78	20.71%	\$235,000.	\$223,000.	5.38%	161	120	34.17%
17 Lots WF	\$0.	\$1,090,000.	0.00%	\$0.	\$1,090,000.	0.00%	0	238	0.00%
18 LOTS TOTAL	\$355,500.	\$266,376.93	33.46%	\$247,500.	\$234,900.	5.36%	147	124	18.55%
19 Business	\$80,666.66	\$60,000.	34.44%	\$70,000.	\$60,000.	16.67%	186	588	-68.37%
20 Commercial	\$1,220,000.	\$460,975.	164.66%	\$1,220,000.	\$184,450.	561.43%	129	59	118.64%
21 Land	\$1,150,000.	\$1,187,500.	-3.16%	\$1,150,000.	\$1,187,500.	-3.16%	619	46	1245.65%
22 Leases	\$28,779.	\$304,876.65	-90.56%	\$21,820.	\$132,388.	-83.52%	98	372	-73.66%
23 IC&I TOTAL	\$396,513.37	\$440,582.84	-10.00%	\$70,000.	\$184,450.	-62.05%	203	267	-23.97%
24 GRAND TOTAL	\$414,479.28	\$408,434.25	1.48%	\$373,000.	\$362,900.	2.78%	77	67	14.93%

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 (YTD)

Description	AVG PR YTD	Last YTD	Incr/Decr%	MED PR YTD	Last YTD	Incr/Decr%	DAYS YTD	Last YTD	Incr/Decr%
Area = CO									
1 Acreage/House	\$981,274.12	\$786,124.25	24.82%	\$773,500.	\$693,500.	11.54%	94	91	3.30%
2 Duplex	\$397,441.25	\$348,438.96	14.06%	\$368,450.	\$308,000.	19.63%	58	50	16.00%
3 Mobile Home	\$122,575.60	\$106,276.73	15.34%	\$111,500.	\$97,500.	14.36%	68	58	17.24%
4 Recreational	\$267,382.75	\$366,807.15	-27.11%	\$238,031.	\$335,983.40	-29.15%	183	118	55.08%
5 Residential	\$516,615.75	\$466,163.75	10.82%	\$481,000.	\$425,000.	13.18%	59	56	5.36%
6 Residential WF	\$2,781,323.50	\$1,902,946.	46.16%	\$2,700,000.	\$1,650,000.	63.64%	91	86	5.81%
7 3/4-Plex	\$536,250.	\$478,115.37	12.16%	\$500,000.	\$470,000.	6.38%	87	64	35.94%
8 Timeshare	\$2,000.	\$6,640.	-69.88%	\$2,000.	\$5,700.	-64.91%	168	207	-18.84%
9 Apartment	\$295,655.46	\$261,866.35	12.90%	\$265,000.	\$234,900.	12.81%	66	67	-1.49%
10 Townhouse	\$388,723.28	\$342,692.75	13.43%	\$356,500.	\$318,500.	11.93%	71	56	26.79%
11 RES. TOTAL	\$441,178.37	\$400,019.87	10.29%	\$404,000.	\$359,000.	12.53%	64	60	6.67%
12 FARMS	\$1,098,125.	\$1,037,230.75	5.87%	\$1,167,500.	\$870,000.	34.20%	168	134	25.37%
13 MULTIFAMILY	\$860,000.	\$1,481,400.	-41.95%	\$860,000.	\$1,520,000.	-43.42%	28	48	-41.67%
14 Acreage	\$588,852.50	\$653,329.18	-9.87%	\$512,500.	\$402,000.	27.49%	130	142	-8.45%
15 Acreage WF	\$1,075,000.	\$1,400,000.	-23.21%	\$1,075,000.	\$1,400,000.	-23.21%	221	100	121.00%
16 Lots	\$240,482.35	\$217,296.53	10.67%	\$215,000.	\$199,900.	7.55%	132	126	4.76%
17 Lots WF	\$1,700,000.	\$1,206,666.62	40.88%	\$1,700,000.	\$1,242,500.	36.82%	157	157	0.00%
18 LOTS TOTAL	\$313,115.12	\$297,222.46	5.35%	\$235,000.	\$219,900.	6.87%	133	129	3.10%
19 Business	\$267,511.12	\$557,110.50	-51.98%	\$670,450.	\$350,000.	91.56%	204	232	-12.07%
20 Commercial	\$654,870.37	\$652,769.	0.32%	\$1,177,322.	\$667,000.	76.51%	123	120	2.50%
21 Land	\$1,259,375.	\$1,068,222.25	17.89%	\$950,000.	\$805,000.	18.01%	352	164	114.63%
22 Leases	\$102,523.27	\$125,106.69	-18.05%	\$23,484.50	\$40,800.	-42.44%	190	229	-17.03%
23 IC&I TOTAL	\$423,146.28	\$445,251.59	-4.96%	\$170,000.	\$152,601.45	11.40%	202	192	5.21%
24 GRAND TOTAL	\$436,072.03	\$399,350.34	9.20%	\$395,000.	\$350,000.	12.86%	74	69	7.25%

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