

# **Central Zone Monthly Statistics**

July 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 = July</b>						
<b>Area = Central Zone</b>						
1 Units Listed	1096	1420	-22.82%	7435	8936	-16.80%
2 Units Sold	468	332	40.96%	2134	2791	-23.54%
3 Sales Volume	\$188,273,200.	\$136,674,480.	37.75%	\$823,685,952.	\$1,215,287,808.	-32.22%
4 List/Sell Ratio	91.76%	93.36%		90.78%	95.67%	
5 Days to Sell	107	77	38.96%	99	74	33.78%
6 Active Listings	5402	5489	-1.58%			
<b>Area = North Zone</b>						
1 Units Listed	401	535	-25.05%	2839	3326	-14.64%
2 Units Sold	203	122	66.39%	911	1065	-14.46%
3 Sales Volume	\$70,354,920.	\$51,108,512.	37.66%	\$315,241,888.	\$407,005,920.	-22.55%
4 List/Sell Ratio	91.58%	93.58%		90.20%	95.15%	
5 Days to Sell	126	98	28.57%	125	93	34.41%
6 Active Listings	2519	2439	3.28%			
<b>Area = Shuswap Zone</b>						
1 Units Listed	241	347	-30.55%	1585	2135	-25.76%
2 Units Sold	123	77	59.74%	391	557	-29.80%
3 Sales Volume	\$42,429,412.	\$28,453,550.	49.12%	\$123,366,784.	\$178,650,800.	-30.95%
4 List/Sell Ratio	87.48%	90.74%		86.98%	93.39%	
5 Days to Sell	138	104	32.69%	144	98	46.94%
6 Active Listings	1694	1871	-9.46%			
<b>Area = Grand Total</b>						
1 Units Listed	1738	2302	-24.50%	11859	14397	-17.63%
2 Units Sold	794	531	49.53%	3436	4413	-22.14%
3 Sales Volume	\$301,057,536.	\$216,236,544.	39.23%	\$1,262,294,656.	\$1,800,944,512.	-29.91%
4 List/Sell Ratio	91.05%	93.03%		90.19%	95.25%	
5 Days to Sell	116	85	36.47%	111	82	35.37%
6 Active Listings	9615	9799	-1.88%			

# Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	468	\$188,273,200.	231	\$111,615,448.
Last Month	442	\$171,098,832.	221	\$100,371,104.
This Month Last Year	332	\$136,674,480.	145	\$72,918,672.

Description	Total Listings Taken	Inventory
This Month	1096	5402
Last Month	1122	5475
This Month Last Year	1420	5489

# Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
<b>Year = 2009</b>	
<b>Month = 7</b>	
<b>Area = CO</b>	
7 Ratio of Sales vs. Inventory	8.66%
8 Condo/Apt -- Sales	106
9 Condo/Apt -- New Listings	236
10 Condo/Apt -- Current Inventory	1082
11 Condo/Apt -- Sell/Inv. Ratio	9.80%
12 Condo/Apt -- Days to Sell	122
13 Condo/Townhouse -- Sales	64
14 Condo/Townhouse -- New Listings	127
15 Condo/Townhouse -- Current Inventory	536
16 Condo/Townhouse -- Sell/Inv. Ratio	11.94%
17 Condo/Townhouse -- Days to Sell	106
18 Lots -- Sales	16
19 Lots -- New Listings	86
20 Lots -- Current Inventory	911
21 Lots -- Sell/Inv. Ratio	1.76%
22 Lots -- Days to Sell	137
23 Residential -- Sales	231
24 Residential -- New Listings	446
25 Residential -- Current Inventory	1686
26 Residential -- Sell/Inv. Ratio	13.70%
27 Residential -- Days to Sell	89
28 Average House Price	\$483,183.78
29 Median House Price	\$425,000.

## 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%
<b>Zone = CO</b>									
1 Acreage/House	42	39	7.69%	237	312	-24.04%	211	247	-14.57%
2 Duplex	22	34	-35.29%	139	172	-19.19%	78	86	-9.30%
3 Mobile Home	49	66	-25.76%	327	461	-29.07%	234	221	5.88%
4 Recreational	5	12	-58.33%	51	58	-12.07%	51	68	-25.00%
5 Residential	446	580	-23.10%	2979	3698	-19.44%	1686	1952	-13.63%
6 Residential WF	10	22	-54.55%	104	118	-11.86%	111	91	21.98%
7 3/4-Plex	0	4	-100.00%	11	15	-26.67%	8	7	14.29%
8 Timeshare	0	0	0.00%	5	11	-54.55%	5	13	-61.54%
9 Apartment	236	328	-28.05%	1500	2058	-27.11%	1082	1295	-16.45%
10 Townhouse	127	142	-10.56%	786	925	-15.03%	536	514	4.28%
11 RES. TOTAL	937	1227	-23.63%	6139	7828	-21.58%	4002	4494	-10.95%
12 FARMS	5	12	-58.33%	72	78	-7.69%	75	71	5.63%
13 MULTIFAMILY	2	2	0.00%	17	15	13.33%	13	8	62.50%
14 Acreage	15	32	-53.13%	98	140	-30.00%	128	121	5.79%
15 Acreage WF	3	1	200.00%	18	15	20.00%	18	13	38.46%
16 Lots	61	66	-7.58%	666	471	41.40%	742	428	73.36%
17 Lots WF	2	6	-66.67%	19	19	0.00%	23	12	91.67%
18 LOTS TOTAL	86	106	-18.87%	807	649	24.35%	911	574	58.71%
19 Business	17	9	88.89%	64	82	-21.95%	68	75	-9.33%
20 Commercial	16	24	-33.33%	82	98	-16.33%	90	76	18.42%
21 Land	10	9	11.11%	79	70	12.86%	76	75	1.33%
22 Leases	23	31	-25.81%	175	115	52.17%	167	116	43.97%
23 IC&I TOTAL	66	73	-9.59%	400	365	9.59%	401	342	17.25%
24 GRAND TOTAL	1096	1420	-22.82%	7435	8936	-16.80%	5402	5489	-1.58%

## 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	6	4	50.00%	\$3,729,000.	\$2,862,000.	30.29%	89.34%	86.66%
2 Duplex	10	4	150.00%	\$3,389,900.	\$1,601,000.	111.74%	92.35%	89.68%
3 Mobile Home	16	39	-58.97%	\$1,503,800.	\$4,094,800.	-63.28%	87.82%	90.70%
4 Recreational	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
5 Residential	231	145	59.31%	\$111,615,448.	\$72,918,672.	53.07%	93.11%	94.14%
6 Residential WF	3	3	0.00%	\$8,025,000.	\$7,335,000.	9.41%	88.32%	86.28%
7 3/4-Plex	2	0	0.00%	\$480,000.	\$0.	0.00%	86.05%	0.00%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	106	74	43.24%	\$27,560,312.	\$23,362,328.	17.97%	91.02%	93.37%
10 Townhouse	64	37	72.97%	\$23,605,644.	\$14,619,000.	61.47%	91.91%	95.29%
11 RES. TOTAL	438	306	43.14%	\$179,909,104.	\$126,792,800.	41.89%	92.10%	93.42%
12 FARMS	3	0	0.00%	\$2,242,000.	\$0.	0.00%	86.68%	0.00%
13 MULTIFAMILY	1	0	0.00%	\$346,900.	\$0.	0.00%	99.14%	0.00%
14 Acreage	1	4	-75.00%	\$264,500.	\$2,305,000.	-88.52%	88.19%	94.33%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	15	9	66.67%	\$3,089,601.25	\$2,422,000.	27.56%	90.34%	93.57%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	16	13	23.08%	\$3,354,101.25	\$4,727,000.	-29.04%	90.21%	93.81%
19 Business	3	3	0.00%	\$945,157.	\$242,000.	290.56%	57.49%	71.62%
20 Commercial	3	2	50.00%	\$1,290,000.	\$2,440,000.	-47.13%	86.51%	97.86%
21 Land	0	2	-100.00%	\$0.	\$2,300,000.	0.00%	0.00%	109.51%
22 Leases	4	6	-33.33%	\$185,937.84	\$172,674.	7.68%	0.00%	0.00%
23 IC&I TOTAL	10	13	-23.08%	\$2,421,094.75	\$5,154,674.	-53.03%	72.00%	89.94%
24 GRAND TOTAL	468	332	40.96%	\$188,273,200.	\$136,674,480.	37.75%	91.76%	93.36%

**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	42	58	-27.59%	\$30,941,124.	\$56,913,900.	-45.64%	89.00%	91.77%
2 Duplex	58	70	-17.14%	\$20,306,966.	\$27,820,888.	-27.01%	94.73%	95.92%
3 Mobile Home	91	188	-51.60%	\$8,729,800.	\$23,051,716.	-62.13%	85.17%	91.32%
4 Recreational	4	7	-42.86%	\$960,000.	\$1,759,062.	-45.43%	98.94%	92.23%
5 Residential	1071	1279	-16.26%	\$486,543,360.	\$659,169,280.	-26.19%	91.78%	96.41%
6 Residential WF	13	17	-23.53%	\$25,666,500.	\$47,282,500.	-45.72%	82.47%	92.93%
7 3/4-Plex	7	3	133.33%	\$2,326,000.	\$1,285,000.	81.01%	90.79%	98.90%
8 Timeshare	0	1	-100.00%	\$0.	\$2,000.	0.00%	0.00%	36.36%
9 Apartment	426	597	-28.64%	\$108,351,080.	\$176,506,304.	-38.61%	90.02%	96.14%
10 Townhouse	296	307	-3.58%	\$101,941,976.	\$119,196,672.	-14.48%	91.46%	96.56%
11 RES. TOTAL	2008	2527	-20.54%	\$785,766,848.	\$1,112,987,392.	-29.40%	91.04%	95.81%
12 FARMS	10	7	42.86%	\$9,571,000.	\$8,060,000.	18.75%	84.74%	89.71%
13 MULTIFAMILY	2	1	100.00%	\$771,300.	\$860,000.	-10.31%	96.73%	98.28%
14 Acreage	9	20	-55.00%	\$3,856,500.	\$11,777,050.	-67.25%	74.97%	92.40%
15 Acreage WF	1	2	-50.00%	\$200,000.	\$2,150,000.	-90.70%	72.99%	91.17%
16 Lots	48	114	-57.89%	\$10,581,356.	\$27,398,954.	-61.38%	88.62%	96.09%
17 Lots WF	0	1	-100.00%	\$0.	\$1,700,000.	0.00%	0.00%	94.44%
18 LOTS TOTAL	58	137	-57.66%	\$14,637,856.	\$43,026,004.	-65.98%	86.23%	95.47%
19 Business	8	18	-55.56%	\$1,589,657.	\$4,815,200.	-66.99%	67.00%	80.60%
20 Commercial	15	26	-42.31%	\$6,244,750.	\$17,026,628.	-63.32%	89.61%	97.63%
21 Land	1	18	-94.44%	\$1,020,000.	\$22,668,750.	-95.50%	85.00%	91.59%
22 Leases	32	57	-43.86%	\$4,084,553.	\$5,843,826.50	-30.10%	0.00%	90.50%
23 IC&I TOTAL	56	119	-52.94%	\$12,938,960.	\$50,354,404.	-74.30%	81.88%	90.92%
24 GRAND TOTAL	2134	2791	-23.54%	\$823,685,952.	\$1,215,287,808.	-32.22%	90.78%	95.67%

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 %
<b>Area = CO</b>									
1 Acreage/House	\$621,500.	\$715,500.	-13.14%	\$608,500.	\$675,000.	-9.85%	129	67	92.54%
2 Duplex	\$338,990.	\$400,250.	-15.31%	\$332,500.	\$407,000.	-18.30%	118	94	25.53%
3 Mobile Home	\$93,987.50	\$104,994.87	-10.48%	\$65,250.	\$100,000.	-34.75%	127	73	73.97%
4 Recreational	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
5 Residential	\$483,183.78	\$502,887.40	-3.92%	\$425,000.	\$469,000.	-9.38%	89	64	39.06%
6 Residential WF	\$2,675,000.	\$2,445,000.	9.41%	\$2,400,000.	\$2,925,000.	-17.95%	71	135	-47.41%
7 3/4-Plex	\$240,000.	\$0.	0.00%	\$240,000.	\$0.	0.00%	122	0	0.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$260,002.95	\$315,707.12	-17.64%	\$249,450.	\$247,500.	0.79%	122	67	82.09%
10 Townhouse	\$368,838.18	\$395,108.09	-6.65%	\$335,000.	\$350,000.	-4.29%	106	74	43.24%
11 RES. TOTAL	\$410,751.37	\$414,355.56	-0.87%	\$365,000.	\$382,950.	-4.69%	102	68	50.00%
12 FARMS	\$747,333.31	\$0.	0.00%	\$567,000.	\$0.	0.00%	191	0	0.00%
13 MULTIFAMILY	\$346,900.	\$0.	0.00%	\$346,900.	\$0.	0.00%	100	0	0.00%
14 Acreage	\$264,500.	\$576,250.	-54.10%	\$264,500.	\$510,000.	-48.14%	182	110	65.45%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$205,973.40	\$269,111.12	-23.46%	\$217,500.	\$235,000.	-7.45%	134	167	-19.76%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$209,631.32	\$363,615.37	-42.35%	\$222,988.09	\$245,000.	-8.98%	137	149	-8.05%
19 Business	\$315,052.34	\$80,666.66	290.56%	\$105,157.	\$24,000.	338.15%	289	186	55.38%
20 Commercial	\$430,000.	\$1,220,000.	-64.75%	\$378,634.	\$1,220,000.	-68.96%	313	129	142.64%
21 Land	\$0.	\$1,150,000.	0.00%	\$0.	\$1,150,000.	0.00%	0	619	0.00%
22 Leases	\$46,484.46	\$28,779.	61.52%	\$44,055.	\$32,802.	34.31%	99	98	1.02%
23 IC&I TOTAL	\$242,109.48	\$396,513.37	-38.94%	\$96,760.16	\$70,000.	38.23%	220	203	8.37%
24 GRAND TOTAL	\$402,293.15	\$411,670.09	-2.28%	\$358,550.	\$373,000.	-3.87%	107	77	38.96%

**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	\$736,693.43	\$981,274.12	-24.92%	\$654,000.	\$773,500.	-15.45%	124	94	31.91%
2 Duplex	\$350,120.12	\$397,441.25	-11.91%	\$327,500.	\$368,450.	-11.11%	91	58	56.90%
3 Mobile Home	\$95,931.86	\$122,615.50	-21.76%	\$75,000.	\$111,500.	-32.74%	107	67	59.70%
4 Recreational	\$240,000.	\$251,294.57	-4.49%	\$227,500.	\$221,062.	2.91%	126	175	-28.00%
5 Residential	\$454,288.87	\$515,378.65	-11.85%	\$419,000.	\$480,000.	-12.71%	87	59	47.46%
6 Residential WF	\$1,974,346.12	\$2,781,323.50	-29.01%	\$1,150,000.	\$2,700,000.	-57.41%	123	91	35.16%
7 3/4-Plex	\$332,285.71	\$428,333.34	-22.42%	\$263,000.	\$325,000.	-19.08%	126	107	17.76%
8 Timeshare	\$0.	\$2,000.	0.00%	\$0.	\$2,000.	0.00%	0	168	0.00%
9 Apartment	\$254,345.26	\$295,655.46	-13.97%	\$236,680.	\$265,000.	-10.69%	108	66	63.64%
10 Townhouse	\$344,398.56	\$388,262.78	-11.30%	\$325,675.	\$357,000.	-8.77%	100	71	40.85%
11 RES. TOTAL	\$391,318.12	\$440,438.21	-11.15%	\$365,000.	\$403,900.	-9.63%	96	64	50.00%
12 FARMS	\$957,100.	\$1,151,428.62	-16.88%	\$759,500.	\$1,235,000.	-38.50%	133	190	-30.00%
13 MULTIFAMILY	\$385,650.	\$860,000.	-55.16%	\$385,650.	\$860,000.	-55.16%	64	28	128.57%
14 Acreage	\$428,500.	\$588,852.50	-27.23%	\$225,000.	\$512,500.	-56.10%	172	130	32.31%
15 Acreage WF	\$200,000.	\$1,075,000.	-81.40%	\$200,000.	\$1,075,000.	-81.40%	302	221	36.65%
16 Lots	\$220,444.92	\$240,341.68	-8.28%	\$216,250.	\$213,500.	1.29%	148	132	12.12%
17 Lots WF	\$0.	\$1,700,000.	0.00%	\$0.	\$1,700,000.	0.00%	0	157	0.00%
18 LOTS TOTAL	\$252,376.82	\$314,058.40	-19.64%	\$216,250.	\$235,000.	-7.98%	155	133	16.54%
19 Business	\$198,707.12	\$267,511.12	-25.72%	\$80,828.50	\$48,550.	66.49%	283	204	38.73%
20 Commercial	\$416,316.65	\$654,870.37	-36.43%	\$340,000.	\$680,000.	-50.00%	187	123	52.03%
21 Land	\$1,020,000.	\$1,259,375.	-19.01%	\$1,020,000.	\$962,500.	5.97%	330	352	-6.25%
22 Leases	\$127,642.28	\$102,523.27	24.50%	\$142,926.	\$176,475.	-19.01%	114	190	-40.00%
23 IC&I TOTAL	\$231,052.85	\$423,146.28	-45.40%	\$137,784.50	\$170,000.	-18.95%	162	202	-19.80%
24 GRAND TOTAL	\$385,982.15	\$435,430.93	-11.36%	\$360,000.	\$395,000.	-8.86%	99	74	33.78%