

Central Zone Monthly Statistics

July 2007

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
Year = 2007						
Month = July						
Area = Central Zone						
1 Units Listed	996	792	25.76%	6696	5393	24.16%
2 Units Sold	552	521	5.95%	4004	3523	13.65%
3 Sales Volume	\$225,039,152.	\$182,781,584.	23.12%	\$1,599,088,384.	\$1,184,226,432.	35.03%
4 List/Sell Ratio	96.43%	95.98%		96.73%	96.59%	
5 Days to Sell	67	65	3.08%	69	73	-5.48%
6 Active Listings	2976	2433	22.32%			
Area = North Zone						
1 Units Listed	384	384	0.00%	2805	2571	9.10%
2 Units Sold	263	240	9.58%	1658	1638	1.22%
3 Sales Volume	\$106,323,664.	\$67,926,192.	56.53%	\$555,611,008.	\$452,237,216.	22.86%
4 List/Sell Ratio	96.94%	96.64%		96.53%	96.41%	
5 Days to Sell	78	84	-7.14%	86	77	11.69%
6 Active Listings	1583	1379	14.79%			
Area = Shuswap Zone						
1 Units Listed	235	237	-0.84%	1672	1478	13.13%
2 Units Sold	143	151	-5.30%	962	871	10.45%
3 Sales Volume	\$46,460,736.	\$35,986,116.	29.11%	\$301,395,232.	\$214,645,424.	40.42%
4 List/Sell Ratio	94.95%	94.71%		96.04%	95.79%	
5 Days to Sell	105	87	20.69%	110	106	3.77%
6 Active Listings	1019	939	8.52%			
Area = Grand Total						
1 Units Listed	1615	1413	14.30%	11173	9442	18.33%
2 Units Sold	958	912	5.04%	6624	6032	9.81%
3 Sales Volume	\$377,823,552.	\$286,693,888.	31.79%	\$2,456,094,720.	\$1,851,108,992.	32.68%
4 List/Sell Ratio	96.35%	95.94%		96.58%	96.43%	
5 Days to Sell	76	73	4.11%	79	79	0.00%
6 Active Listings	5578	4751	17.41%			

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Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	552	\$225,039,152.	241	\$115,611,248.
Last Month	654	\$286,415,200.	324	\$163,082,304.
This Month Last Year	521	\$182,781,584.	254	\$106,556,528.

Description	Total Listings Taken	Inventory
This Month	996	2976
Last Month	993	2946
This Month Last Year	792	2433

Quick Summary Part 2

	<u>Description</u>	<u>This Month</u>
Year = 2007		
Month = 7		
Area = CO		
7	Ratio of Sales vs. Inventory	18.55%
8	Condo/Apt -- Sales	111
9	Condo/Apt -- New Listings	185
10	Condo/Apt -- Current Inventory	492
11	Condo/Apt -- Sell/Inv. Ratio	22.56%
12	Condo/Apt -- Days to Sell	63
13	Condo/Townhouse -- Sales	64
14	Condo/Townhouse -- New Listings	95
15	Condo/Townhouse -- Current Inventory	223
16	Condo/Townhouse -- Sell/Inv. Ratio	28.70%
17	Condo/Townhouse -- Days to Sell	46
18	Lots -- Sales	39
19	Lots -- New Listings	112
20	Lots -- Current Inventory	474
21	Lots -- Sell/Inv. Ratio	8.23%
22	Lots -- Days to Sell	124
23	Residential -- Sales	241
24	Residential -- New Listings	425
25	Residential -- Current Inventory	987
26	Residential -- Sell/Inv. Ratio	24.42%
27	Residential -- Days to Sell	48
28	Average House Price	\$479,714.71
29	Median House Price	\$440,000.

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	39	23	69.57%	215	146	47.26%	144	98	46.94%
2 Duplex	19	14	35.71%	172	169	1.78%	44	57	-22.81%
3 Mobile Home	56	51	9.80%	325	290	12.07%	142	97	46.39%
4 Recreational	10	4	150.00%	100	74	35.14%	73	38	92.11%
5 Residential	425	331	28.40%	2873	2338	22.88%	987	860	14.77%
6 Residential WF	12	13	-7.69%	102	75	36.00%	54	48	12.50%
7 3/4-Plex	1	0	0.00%	14	7	100.00%	2	2	0.00%
8 Timeshare	0	0	0.00%	11	2	450.00%	12	4	200.00%
9 Apartment	185	134	38.06%	1238	927	33.55%	492	389	26.48%
10 Townhouse	95	81	17.28%	671	528	27.08%	223	198	12.63%
11 RES. TOTAL	842	651	29.34%	5721	4556	25.57%	2173	1791	21.33%
12 FARMS	11	13	-15.38%	67	50	34.00%	55	51	7.84%
13 MULTIFAMILY	1	3	-66.67%	8	12	-33.33%	3	9	-66.67%
14 Acreage	18	19	-5.26%	102	67	52.24%	85	61	39.34%
15 Acreage WF	1	0	0.00%	12	11	9.09%	12	3	300.00%
16 Lots	91	55	65.45%	481	394	22.08%	367	237	54.85%
17 Lots WF	2	2	0.00%	16	16	0.00%	10	14	-28.57%
18 LOTS TOTAL	112	76	47.37%	614	488	25.82%	474	315	50.48%
19 Business	13	13	0.00%	91	82	10.98%	74	77	-3.90%
20 Commercial	5	17	-70.59%	49	79	-37.97%	29	56	-48.21%
21 Land	5	3	66.67%	44	26	69.23%	73	22	231.82%
22 Leases	7	16	-56.25%	102	100	2.00%	95	112	-15.18%
23 IC&I TOTAL	30	49	-38.78%	286	287	-0.35%	271	267	1.50%
24 GRAND TOTAL	996	792	25.76%	6696	5393	24.16%	2976	2433	22.32%

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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	13	9	44.44%	\$8,821,000.	\$5,512,319.	60.02%	95.14%	93.11%
2 Duplex	11	18	-38.89%	\$4,183,400.	\$5,850,955.	-28.50%	96.95%	95.38%
3 Mobile Home	36	35	2.86%	\$3,942,200.	\$3,205,950.	22.97%	93.03%	91.48%
4 Recreational	10	0	0.00%	\$4,508,000.	\$0.	0.00%	95.39%	0.00%
5 Residential	241	254	-5.12%	\$115,611,248.	\$106,556,528.	8.50%	96.91%	96.30%
6 Residential WF	7	4	75.00%	\$15,104,000.	\$5,248,000.	187.80%	95.24%	84.29%
7 3/4-Plex	3	1	200.00%	\$1,074,000.	\$184,900.	480.85%	97.14%	97.36%
8 Timeshare	1	0	0.00%	\$8,500.	\$0.	0.00%	94.44%	0.00%
9 Apartment	111	96	15.63%	\$30,920,100.	\$23,906,808.	29.34%	97.40%	97.27%
10 Townhouse	64	51	25.49%	\$22,637,340.	\$15,583,500.	45.26%	97.52%	96.56%
11 RES. TOTAL	497	468	6.20%	\$206,809,792.	\$166,048,960.	24.55%	96.71%	95.97%
12 FARMS	2	2	0.00%	\$1,672,500.	\$1,295,000.	29.15%	85.71%	98.50%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	1	4	-75.00%	\$240,000.	\$3,825,029.	-93.73%	96.03%	88.99%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	36	36	0.00%	\$7,968,700.	\$6,277,750.	26.94%	95.92%	99.80%
17 Lots WF	2	2	0.00%	\$2,180,000.	\$2,681,000.	-18.69%	89.64%	92.66%
18 LOTS TOTAL	39	42	-7.14%	\$10,388,700.	\$12,783,779.	-18.74%	95.60%	98.43%
19 Business	2	5	-60.00%	\$120,000.	\$1,278,800.	-90.62%	55.57%	77.54%
20 Commercial	4	2	100.00%	\$1,843,900.	\$1,310,000.	40.76%	93.07%	91.20%
21 Land	2	0	0.00%	\$2,375,000.	\$0.	0.00%	101.04%	0.00%
22 Leases	6	2	200.00%	\$1,829,260.	\$65,035.10	2712.73%	0.00%	0.00%
23 IC&I TOTAL	14	9	55.56%	\$6,168,160.	\$2,653,835.	132.42%	85.69%	81.44%
24 GRAND TOTAL	552	521	5.95%	\$225,039,152.	\$182,781,584.	23.12%	96.43%	95.98%

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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
Area = CO								
1 Acreage/House	66	73	-9.59%	\$51,884,200.	\$50,124,920.	3.51%	94.71%	93.21%
2 Duplex	137	116	18.10%	\$47,736,136.	\$36,011,884.	32.56%	96.87%	96.69%
3 Mobile Home	185	217	-14.75%	\$19,747,748.	\$16,808,154.	17.49%	93.18%	90.70%
4 Recreational	42	16	162.50%	\$15,405,900.	\$5,140,200.	199.71%	96.21%	97.26%
5 Residential	1855	1620	14.51%	\$864,733,760.	\$635,080,320.	36.16%	97.29%	97.11%
6 Residential WF	37	35	5.71%	\$70,409,000.	\$56,900,600.	23.74%	92.44%	93.87%
7 3/4-Plex	13	5	160.00%	\$6,215,500.	\$2,089,900.	197.41%	94.83%	96.56%
8 Timeshare	5	0	0.00%	\$33,200.	\$0.	0.00%	87.47%	0.00%
9 Apartment	810	617	31.28%	\$212,248,608.	\$142,870,272.	48.56%	97.11%	97.56%
10 Townhouse	478	375	27.47%	\$163,654,144.	\$110,100,648.	48.64%	97.24%	97.51%
11 RES. TOTAL	3628	3074	18.02%	\$1,452,068,224.	\$1,055,126,912.	37.62%	96.88%	96.65%
12 FARMS	12	12	0.00%	\$12,659,000.	\$11,057,400.	14.48%	94.05%	96.41%
13 MULTIFAMILY	5	4	25.00%	\$7,407,000.	\$3,490,600.	112.20%	93.91%	92.06%
14 Acreage	24	38	-36.84%	\$15,679,900.	\$25,353,428.	-38.15%	95.81%	93.73%
15 Acreage WF	1	0	0.00%	\$1,400,000.	\$0.	0.00%	100.00%	0.00%
16 Lots	189	269	-29.74%	\$41,069,044.	\$43,896,788.	-6.44%	97.13%	98.37%
17 Lots WF	6	9	-33.33%	\$7,240,000.	\$10,764,500.	-32.74%	93.86%	94.25%
18 LOTS TOTAL	220	316	-30.38%	\$65,388,944.	\$80,014,720.	-18.28%	96.91%	97.70%
19 Business	19	20	-5.00%	\$10,585,100.	\$2,596,200.	307.72%	72.24%	78.10%
20 Commercial	36	33	9.09%	\$23,499,684.	\$14,481,235.	62.28%	94.94%	92.06%
21 Land	18	10	80.00%	\$19,228,000.	\$11,063,500.	73.80%	95.94%	96.74%
22 Leases	66	54	22.22%	\$8,252,472.	\$6,395,805.	29.03%	100.00%	0.00%
23 IC&I TOTAL	139	117	18.80%	\$61,565,256.	\$34,536,740.	78.26%	89.42%	88.37%
24 GRAND TOTAL	4004	3523	13.65%	\$1,599,088,384.	\$1,184,226,432.	35.03%	96.73%	96.59%

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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 %
Area = CO									
1 Acreage/House	\$678,538.43	\$612,479.87	10.79%	\$735,000.	\$530,000.	38.68%	120	116	3.45%
2 Duplex	\$380,309.09	\$325,053.06	17.00%	\$330,000.	\$265,000.	24.53%	47	45	4.44%
3 Mobile Home	\$109,505.55	\$91,598.57	19.55%	\$98,250.	\$82,500.	19.09%	44	52	-15.38%
4 Recreational	\$450,800.	\$0.	0.00%	\$432,500.	\$0.	0.00%	160	0	0.00%
5 Residential	\$479,714.71	\$419,513.90	14.35%	\$440,000.	\$388,500.	13.26%	48	53	-9.43%
6 Residential WF	\$2,157,714.25	\$1,312,000.	64.46%	\$1,725,000.	\$1,454,000.	18.64%	67	88	-23.86%
7 3/4-Plex	\$358,000.	\$184,900.	93.62%	\$369,000.	\$184,900.	99.57%	24	105	-77.14%
8 Timeshare	\$8,500.	\$0.	0.00%	\$8,500.	\$0.	0.00%	117	0	0.00%
9 Apartment	\$278,559.46	\$249,029.25	11.86%	\$254,000.	\$219,000.	15.98%	63	66	-4.55%
10 Townhouse	\$353,708.43	\$305,558.81	15.76%	\$326,000.	\$315,000.	3.49%	46	50	-8.00%
11 RES. TOTAL	\$416,116.28	\$354,805.46	17.28%	\$375,000.	\$331,000.	13.29%	55	57	-3.51%
12 FARMS	\$836,250.	\$647,500.	29.15%	\$836,250.	\$647,500.	29.15%	332	59	462.71%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$240,000.	\$956,257.25	-74.90%	\$240,000.	\$422,500.	-43.20%	36	131	-72.52%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$221,352.78	\$174,381.93	26.94%	\$223,000.	\$151,405.	47.29%	120	137	-12.41%
17 Lots WF	\$1,090,000.	\$1,340,500.	-18.69%	\$1,090,000.	\$1,340,500.	-18.69%	238	244	-2.46%
18 LOTS TOTAL	\$266,376.93	\$304,375.68	-12.48%	\$234,900.	\$159,400.	47.37%	124	142	-12.68%
19 Business	\$60,000.	\$255,760.	-76.54%	\$60,000.	\$37,000.	62.16%	588	123	378.05%
20 Commercial	\$460,975.	\$655,000.	-29.62%	\$196,000.	\$655,000.	-70.08%	59	97	-39.18%
21 Land	\$1,187,500.	\$0.	0.00%	\$1,187,500.	\$0.	0.00%	46	0	0.00%
22 Leases	\$304,876.65	\$32,517.55	837.58%	\$86,770.	\$32,517.55	166.84%	372	178	108.99%
23 IC&I TOTAL	\$440,582.84	\$294,870.56	49.42%	\$184,450.	\$87,000.	112.01%	267	129	106.98%
24 GRAND TOTAL	\$407,679.62	\$350,828.37	16.20%	\$361,450.	\$317,500.	13.84%	67	65	3.08%

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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%
Area = CO									
1 Acreage/House	\$786,124.25	\$686,642.75	14.49%	\$693,500.	\$600,000.	15.58%	91	99	-8.08%
2 Duplex	\$348,438.96	\$310,447.28	12.24%	\$308,000.	\$265,850.	15.85%	50	46	8.70%
3 Mobile Home	\$106,744.58	\$77,456.92	37.81%	\$100,000.	\$72,500.	37.93%	62	54	14.81%
4 Recreational	\$366,807.15	\$321,262.50	14.18%	\$335,983.40	\$323,750.	3.78%	118	158	-25.32%
5 Residential	\$466,163.75	\$392,024.90	18.91%	\$425,000.	\$366,000.	16.12%	56	55	1.82%
6 Residential WF	\$1,902,946.	\$1,625,731.37	17.05%	\$1,650,000.	\$1,500,000.	10.00%	86	96	-10.42%
7 3/4-Plex	\$478,115.37	\$417,980.	14.39%	\$470,000.	\$400,000.	17.50%	64	68	-5.88%
8 Timeshare	\$6,640.	\$0.	0.00%	\$5,700.	\$0.	0.00%	207	0	0.00%
9 Apartment	\$262,035.32	\$231,556.35	13.16%	\$234,900.	\$206,500.	13.75%	67	77	-12.99%
10 Townhouse	\$342,372.68	\$293,601.75	16.61%	\$318,500.	\$265,000.	20.19%	56	57	-1.75%
11 RES. TOTAL	\$400,239.31	\$343,242.34	16.61%	\$359,000.	\$314,900.	14.00%	61	61	0.00%
12 FARMS	\$1,054,916.62	\$921,450.	14.48%	\$895,000.	\$735,000.	21.77%	136	111	22.52%
13 MULTIFAMILY	\$1,481,400.	\$872,650.	69.76%	\$752,000.	\$785,300.	-4.24%	48	65	-26.15%
14 Acreage	\$653,329.18	\$667,195.50	-2.08%	\$402,000.	\$400,000.	0.50%	142	170	-16.47%
15 Acreage WF	\$1,400,000.	\$0.	0.00%	\$1,400,000.	\$0.	0.00%	100	0	0.00%
16 Lots	\$217,296.53	\$163,741.75	32.71%	\$199,900.	\$138,950.	43.86%	126	148	-14.86%
17 Lots WF	\$1,206,666.62	\$1,196,055.50	0.89%	\$1,242,500.	\$1,082,000.	14.83%	157	119	31.93%
18 LOTS TOTAL	\$297,222.46	\$253,970.53	17.03%	\$219,900.	\$144,525.	52.15%	129	149	-13.42%
19 Business	\$557,110.50	\$129,810.	329.17%	\$40,000.	\$95,000.	-57.89%	232	154	50.65%
20 Commercial	\$652,769.	\$438,825.31	48.75%	\$1,187,500.	\$940,000.	26.33%	120	89	34.83%
21 Land	\$1,068,222.25	\$1,106,350.	-3.45%	\$832,500.	\$2,050,000.	-59.39%	164	189	-13.23%
22 Leases	\$125,106.69	\$118,440.83	5.63%	\$199,858.	\$44,970.05	344.42%	229	221	3.62%
23 IC&I TOTAL	\$445,251.59	\$295,185.81	50.84%	\$152,601.45	\$115,000.	32.70%	192	170	12.94%
24 GRAND TOTAL	\$399,442.37	\$336,232.93	18.80%	\$350,000.	\$298,700.	17.17%	69	73	-5.48%