

Shuswap Zone Monthly Statistics

July 2007

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 = 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%			

Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	143	\$46,460,736.	59	\$20,188,038.
Last Month	154	\$53,341,800.	64	\$22,704,368.
This Month Last Year	151	\$35,986,116.	51	\$14,444,526.

Description	Total Listings Taken	Inventory
This Month	235	1019
Last Month	252	1010
This Month Last Year	237	939

Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
Year = 2007	
Month = 7	
Area = SH	
7 Ratio of Sales vs. Inventory	14.03%
8 Condo/Apt -- Sales	4
9 Condo/Apt -- New Listings	10
10 Condo/Apt -- Current Inventory	32
11 Condo/Apt -- Sell/Inv. Ratio	12.50%
12 Condo/Apt -- Days to Sell	110
13 Condo/Townhouse -- Sales	7
14 Condo/Townhouse -- New Listings	6
15 Condo/Townhouse -- Current Inventory	44
16 Condo/Townhouse -- Sell/Inv. Ratio	15.91%
17 Condo/Townhouse -- Days to Sell	83
18 Lots -- Sales	29
19 Lots -- New Listings	59
20 Lots -- Current Inventory	280
21 Lots -- Sell/Inv. Ratio	10.36%
22 Lots -- Days to Sell	104
23 Residential -- Sales	59
24 Residential -- New Listings	66
25 Residential -- Current Inventory	253
26 Residential -- Sell/Inv. Ratio	23.32%
27 Residential -- Days to Sell	87
28 Average House Price	\$342,170.12
29 Median House Price	\$335,000.
---	---
---	---

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 = SH									
1 Acreage/House	24	27	-11.11%	151	153	-1.31%	97	109	-11.01%
2 Duplex	2	4	-50.00%	7	13	-46.15%	4	10	-60.00%
3 Mobile Home	23	17	35.29%	121	95	27.37%	54	40	35.00%
4 Recreational	6	5	20.00%	45	29	55.17%	34	21	61.90%
5 Residential	66	82	-19.51%	581	547	6.22%	253	283	-10.60%
6 Residential WF	16	9	77.78%	71	47	51.06%	71	31	129.03%
7 3/4-Plex	1	0	0.00%	8	1	700.00%	4	1	300.00%
8 Timeshare	0	1	-100.00%	0	2	-100.00%	0	2	-100.00%
9 Apartment	10	1	900.00%	43	41	4.88%	32	27	18.52%
10 Townhouse	6	20	-70.00%	106	68	55.88%	44	49	-10.20%
11 RES. TOTAL	154	166	-7.23%	1133	996	13.76%	593	573	3.49%
12 FARMS	4	4	0.00%	29	21	38.10%	22	17	29.41%
13 MULTIFAMILY	1	2	-50.00%	4	6	-33.33%	1	8	-87.50%
14 Acreage	9	10	-10.00%	87	75	16.00%	76	55	38.18%
15 Acreage WF	3	2	50.00%	10	14	-28.57%	16	8	100.00%
16 Lots	45	30	50.00%	281	235	19.57%	176	125	40.80%
17 Lots WF	2	2	0.00%	16	15	6.67%	12	18	-33.33%
18 LOTS TOTAL	59	45	31.11%	395	342	15.50%	280	206	35.92%
19 Business	9	11	-18.18%	46	57	-19.30%	53	62	-14.52%
20 Commercial	4	3	33.33%	29	28	3.57%	33	34	-2.94%
21 Land	3	6	-50.00%	26	17	52.94%	23	25	-8.00%
22 Leases	1	0	0.00%	10	11	-9.09%	14	14	0.00%
23 IC&I TOTAL	17	20	-15.00%	111	113	-1.77%	123	135	-8.89%
24 GRAND TOTAL	235	237	-0.84%	1672	1478	13.13%	1019	939	8.52%

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 = SH								
1 Acreage/House	14	13	7.69%	\$6,961,900.	\$4,454,390.	56.29%	96.90%	96.20%
2 Duplex	1	1	0.00%	\$650,000.	\$112,500.	477.78%	93.53%	94.61%
3 Mobile Home	15	11	36.36%	\$1,577,400.	\$651,800.	142.01%	91.35%	86.96%
4 Recreational	5	4	25.00%	\$3,130,000.	\$973,000.	221.69%	95.56%	87.22%
5 Residential	59	51	15.69%	\$20,188,038.	\$14,444,526.	39.76%	95.20%	93.14%
6 Residential WF	3	8	-62.50%	\$2,000,000.	\$4,455,800.	-55.11%	97.03%	90.09%
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	4	8	-50.00%	\$1,311,500.	\$1,628,800.	-19.48%	97.80%	102.12%
10 Townhouse	7	8	-12.50%	\$2,029,300.	\$2,312,300.	-12.24%	96.49%	100.90%
11 RES. TOTAL	108	104	3.85%	\$37,848,136.	\$29,033,116.	30.36%	95.12%	93.71%
12 FARMS	3	2	50.00%	\$1,586,500.	\$1,215,000.	30.58%	91.35%	97.62%
13 MULTIFAMILY	1	0	0.00%	\$505,000.	\$0.	0.00%	88.75%	0.00%
14 Acreage	6	7	-14.29%	\$1,775,750.	\$1,030,900.	72.25%	93.76%	94.74%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	22	31	-29.03%	\$2,674,350.	\$2,503,100.	6.84%	96.37%	98.46%
17 Lots WF	1	3	-66.67%	\$216,000.	\$584,000.	-63.01%	92.11%	93.56%
18 LOTS TOTAL	29	41	-29.27%	\$4,666,100.	\$4,118,000.	13.31%	95.68%	97.47%
19 Business	1	0	0.00%	\$105,000.	\$0.	0.00%	75.53%	0.00%
20 Commercial	0	1	-100.00%	\$0.	\$430,000.	0.00%	0.00%	93.88%
21 Land	1	3	-66.67%	\$1,750,000.	\$1,190,000.	47.06%	92.10%	90.36%
22 Leases	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
23 IC&I TOTAL	2	4	-50.00%	\$1,855,000.	\$1,620,000.	14.51%	83.81%	91.24%
24 GRAND TOTAL	143	151	-5.30%	\$46,460,736.	\$35,986,116.	29.11%	94.95%	94.71%

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

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 = SH								
1 Acreage/House	86	63	36.51%	\$41,721,436.	\$25,008,940.	66.83%	95.10%	95.53%
2 Duplex	5	5	0.00%	\$1,894,500.	\$560,500.	238.00%	91.98%	88.25%
3 Mobile Home	80	74	8.11%	\$7,548,465.	\$4,055,850.	86.11%	92.83%	89.88%
4 Recreational	13	15	-13.33%	\$5,619,500.	\$3,324,000.	69.06%	95.81%	88.51%
5 Residential	388	316	22.78%	\$126,589,304.	\$84,355,672.	50.07%	96.46%	95.78%
6 Residential WF	22	29	-24.14%	\$18,850,204.	\$19,350,800.	-2.59%	92.18%	95.26%
7 3/4-Plex	4	0	0.00%	\$1,447,500.	\$0.	0.00%	96.10%	0.00%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	34	30	13.33%	\$7,695,600.	\$7,544,804.	2.00%	99.45%	100.41%
10 Townhouse	77	54	42.59%	\$27,608,700.	\$14,018,057.	96.95%	97.93%	103.78%
11 RES. TOTAL	709	586	20.99%	\$238,975,216.	\$158,218,624.	51.04%	96.01%	95.71%
12 FARMS	9	6	50.00%	\$7,017,000.	\$5,635,000.	24.53%	93.00%	89.29%
13 MULTIFAMILY	3	4	-25.00%	\$1,440,500.	\$2,579,000.	-44.15%	100.37%	100.76%
14 Acreage	42	52	-19.23%	\$16,874,050.	\$8,208,700.	105.56%	95.45%	96.69%
15 Acreage WF	0	2	-100.00%	\$0.	\$930,000.	0.00%	0.00%	86.25%
16 Lots	159	181	-12.15%	\$18,392,240.	\$14,409,100.	27.64%	97.52%	97.04%
17 Lots WF	8	7	14.29%	\$3,137,000.	\$1,540,000.	103.70%	95.55%	97.74%
18 LOTS TOTAL	210	243	-13.58%	\$38,783,292.	\$25,171,800.	54.07%	97.02%	96.88%
19 Business	11	11	0.00%	\$3,483,000.	\$10,425,000.	-66.59%	89.06%	85.36%
20 Commercial	8	12	-33.33%	\$5,602,500.	\$6,030,000.	-7.09%	89.84%	89.88%
21 Land	8	8	0.00%	\$5,399,900.	\$6,531,000.	-17.32%	90.41%	94.66%
22 Leases	4	1	300.00%	\$693,827.50	\$55,000.	1161.50%	97.46%	0.00%
23 IC&I TOTAL	31	32	-3.13%	\$15,179,228.	\$23,041,000.	-34.12%	90.23%	89.51%
24 GRAND TOTAL	962	871	10.45%	\$301,395,232.	\$214,645,424.	40.42%	96.04%	95.79%

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 = SH									
1 Acreage/House	\$497,278.56	\$342,645.37	45.13%	\$399,500.	\$380,000.	5.13%	191	124	54.03%
2 Duplex	\$650,000.	\$112,500.	477.78%	\$650,000.	\$112,500.	477.78%	69	160	-56.88%
3 Mobile Home	\$105,160.	\$59,254.54	77.47%	\$90,000.	\$41,000.	119.51%	100	61	63.93%
4 Recreational	\$626,000.	\$243,250.	157.35%	\$480,000.	\$178,000.	169.66%	36	108	-66.67%
5 Residential	\$342,170.12	\$283,226.	20.81%	\$335,000.	\$278,000.	20.50%	87	59	47.46%
6 Residential WF	\$666,666.68	\$556,975.	19.69%	\$820,000.	\$525,700.	55.98%	42	106	-60.38%
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	\$327,875.	\$203,600.	61.04%	\$313,000.	\$173,500.	80.40%	110	112	-1.79%
10 Townhouse	\$289,900.	\$289,037.50	0.30%	\$257,000.	\$237,400.	8.26%	83	116	-28.45%
11 RES. TOTAL	\$350,445.71	\$279,164.56	25.53%	\$332,250.	\$242,000.	37.29%	99	82	20.73%
12 FARMS	\$528,833.31	\$607,500.	-12.95%	\$485,000.	\$607,500.	-20.16%	217	109	99.08%
13 MULTIFAMILY	\$505,000.	\$0.	0.00%	\$505,000.	\$0.	0.00%	547	0	0.00%
14 Acreage	\$295,958.34	\$147,271.42	100.96%	\$191,000.	\$136,000.	40.44%	128	66	93.94%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$121,561.36	\$80,745.16	50.55%	\$91,000.	\$86,500.	5.20%	95	95	0.00%
17 Lots WF	\$216,000.	\$194,666.67	10.96%	\$216,000.	\$155,000.	39.35%	157	54	190.74%
18 LOTS TOTAL	\$160,900.	\$100,439.02	60.20%	\$105,000.	\$87,900.	19.45%	104	87	19.54%
19 Business	\$105,000.	\$0.	0.00%	\$105,000.	\$0.	0.00%	87	0	0.00%
20 Commercial	\$0.	\$430,000.	0.00%	\$0.	\$430,000.	0.00%	0	215	0.00%
21 Land	\$1,750,000.	\$396,666.65	341.18%	\$1,750,000.	\$400,000.	337.50%	35	179	-80.45%
22 Leases	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
23 IC&I TOTAL	\$927,500.	\$405,000.	129.01%	\$927,500.	\$415,000.	123.49%	61	188	-67.55%
24 GRAND TOTAL	\$324,900.28	\$238,318.65	36.33%	\$291,000.	\$208,000.	39.90%	105	87	20.69%

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 = SH									
1 Acreage/House	\$485,132.96	\$396,967.31	22.21%	\$411,000.	\$343,000.	19.83%	134	107	25.23%
2 Duplex	\$378,900.	\$112,100.	238.00%	\$325,000.	\$112,000.	190.18%	93	119	-21.85%
3 Mobile Home	\$94,355.81	\$54,808.78	72.15%	\$75,950.	\$47,950.	58.39%	71	64	10.94%
4 Recreational	\$432,269.21	\$221,600.	95.07%	\$342,000.	\$156,000.	119.23%	54	114	-52.63%
5 Residential	\$326,261.09	\$266,948.34	22.22%	\$325,500.	\$270,000.	20.56%	84	67	25.37%
6 Residential WF	\$856,827.50	\$667,268.93	28.41%	\$890,000.	\$599,900.	48.36%	96	130	-26.15%
7 3/4-Plex	\$361,875.	\$0.	0.00%	\$401,250.	\$0.	0.00%	37	0	0.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$226,341.17	\$251,493.46	-10.00%	\$201,250.	\$240,900.	-16.46%	193	90	114.44%
10 Townhouse	\$358,554.53	\$259,593.64	38.12%	\$300,000.	\$237,000.	26.58%	151	179	-15.64%
11 RES. TOTAL	\$337,059.53	\$269,997.65	24.84%	\$310,000.	\$246,000.	26.02%	101	87	16.09%
12 FARMS	\$779,666.68	\$939,166.68	-16.98%	\$651,500.	\$920,000.	-29.18%	173	147	17.69%
13 MULTIFAMILY	\$480,166.65	\$644,750.	-25.53%	\$483,000.	\$379,500.	27.27%	275	368	-25.27%
14 Acreage	\$401,763.09	\$157,859.60	154.51%	\$224,500.	\$137,000.	63.87%	176	145	21.38%
15 Acreage WF	\$0.	\$465,000.	0.00%	\$0.	\$465,000.	0.00%	0	175	0.00%
16 Lots	\$115,674.46	\$79,608.28	45.30%	\$100,000.	\$80,000.	25.00%	115	113	1.77%
17 Lots WF	\$392,125.	\$220,000.	78.24%	\$351,000.	\$175,000.	100.57%	115	114	0.88%
18 LOTS TOTAL	\$184,682.34	\$103,587.65	78.29%	\$112,250.	\$86,400.	29.92%	128	120	6.67%
19 Business	\$316,636.37	\$947,727.25	-66.59%	\$60,000.	\$989,000.	-93.93%	131	177	-25.99%
20 Commercial	\$700,312.50	\$502,500.	39.37%	\$539,500.	\$260,000.	107.50%	161	362	-55.52%
21 Land	\$674,987.50	\$816,375.	-17.32%	\$1,280,000.	\$268,000.	377.61%	304	349	-12.89%
22 Leases	\$173,456.87	\$55,000.	215.38%	\$11,913.75	\$55,000.	-78.34%	95	323	-70.59%
23 IC&I TOTAL	\$489,652.50	\$720,031.25	-32.00%	\$355,000.	\$277,000.	28.16%	178	294	-39.46%
24 GRAND TOTAL	\$313,300.65	\$246,435.62	27.13%	\$276,000.	\$200,000.	38.00%	110	106	3.77%

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