

# **Shuswap Zone Monthly Statistics**

July 2008

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 = 2008</b>						
<b>Month = July</b>						
<b>Area = Central Zone</b>						
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%			
<b>Area = North Zone</b>						
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%			
<b>Area = Shuswap Zone</b>						
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%			
<b>Area = Grand Total</b>						
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%			

# Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	84	\$29,872,450.	39	\$13,122,900.
Last Month	101	\$31,644,360.	50	\$18,875,810.
This Month Last Year	142	\$46,640,640.	58	\$20,026,938.

Description	Total Listings Taken	Inventory
This Month	364	1871
Last Month	344	1718
This Month Last Year	235	1019

# Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
<b>Year = 2008</b>	
<b>Month = 7</b>	
<b>Area = SH</b>	
7 Ratio of Sales vs. Inventory	4.49%
8 Condo/Apt -- Sales	3
9 Condo/Apt -- New Listings	17
10 Condo/Apt -- Current Inventory	89
11 Condo/Apt -- Sell/Inv. Ratio	3.37%
12 Condo/Apt -- Days to Sell	65
13 Condo/Townhouse -- Sales	6
14 Condo/Townhouse -- New Listings	34
15 Condo/Townhouse -- Current Inventory	128
16 Condo/Townhouse -- Sell/Inv. Ratio	4.69%
17 Condo/Townhouse -- Days to Sell	132
18 Lots -- Sales	9
19 Lots -- New Listings	87
20 Lots -- Current Inventory	497
21 Lots -- Sell/Inv. Ratio	1.81%
22 Lots -- Days to Sell	139
23 Residential -- Sales	39
24 Residential -- New Listings	106
25 Residential -- Current Inventory	523
26 Residential -- Sell/Inv. Ratio	7.46%
27 Residential -- Days to Sell	102
28 Average House Price	\$336,484.62
29 Median House Price	\$340,000.

## 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 = SH</b>									
1 Acreage/House	35	24	45.83%	229	149	53.69%	202	97	108.25%
2 Duplex	3	2	50.00%	35	7	400.00%	24	4	500.00%
3 Mobile Home	29	23	26.09%	146	121	20.66%	84	54	55.56%
4 Recreational	12	6	100.00%	46	47	-2.13%	42	34	23.53%
5 Residential	106	66	60.61%	811	581	39.59%	523	253	106.72%
6 Residential WF	15	16	-6.25%	95	74	28.38%	90	71	26.76%
7 3/4-Plex	0	1	-100.00%	2	8	-75.00%	3	4	-25.00%
8 Timeshare	0	0	0.00%	0	0	0.00%	0	0	0.00%
9 Apartment	17	10	70.00%	79	43	83.72%	89	32	178.13%
10 Townhouse	34	6	466.67%	170	105	61.90%	128	44	190.91%
11 RES. TOTAL	251	154	62.99%	1613	1135	42.11%	1185	593	99.83%
12 FARMS	4	4	0.00%	34	29	17.24%	41	22	86.36%
13 MULTIFAMILY	0	1	-100.00%	4	4	0.00%	4	1	300.00%
14 Acreage	19	9	111.11%	105	86	22.09%	113	76	48.68%
15 Acreage WF	1	3	-66.67%	23	10	130.00%	22	16	37.50%
16 Lots	64	45	42.22%	326	280	16.43%	311	176	76.70%
17 Lots WF	2	2	0.00%	53	16	231.25%	51	12	325.00%
18 LOTS TOTAL	87	59	47.46%	516	393	31.30%	497	280	77.50%
19 Business	6	9	-33.33%	50	44	13.64%	55	53	3.77%
20 Commercial	14	4	250.00%	36	30	20.00%	45	33	36.36%
21 Land	1	3	-66.67%	24	27	-11.11%	34	23	47.83%
22 Leases	1	1	0.00%	8	10	-20.00%	10	14	-28.57%
23 IC&I TOTAL	22	17	29.41%	118	111	6.31%	144	123	17.07%
24 GRAND TOTAL	364	235	54.89%	2285	1672	36.66%	1871	1019	83.61%

## 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	8	13	-38.46%	\$5,155,000.	\$6,613,900.	-22.06%	90.55%	96.66%
2 Duplex	4	1	300.00%	\$1,785,000.	\$650,000.	174.62%	88.78%	93.53%
3 Mobile Home	7	15	-53.33%	\$1,012,750.	\$1,577,400.	-35.80%	88.87%	91.35%
4 Recreational	2	5	-60.00%	\$424,000.	\$3,130,000.	-86.45%	91.34%	95.56%
5 Residential	39	58	-32.76%	\$13,122,900.	\$20,026,938.	-34.47%	91.19%	95.19%
6 Residential WF	4	3	33.33%	\$2,358,900.	\$2,000,000.	17.95%	93.11%	97.03%
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	4	-25.00%	\$662,500.	\$1,311,500.	-49.49%	94.02%	97.80%
10 Townhouse	6	8	-25.00%	\$1,700,500.	\$2,718,300.	-37.44%	95.97%	94.57%
11 RES. TOTAL	73	107	-31.78%	\$26,221,550.	\$38,028,040.	-31.05%	91.38%	94.93%
12 FARMS	0	3	-100.00%	\$0.	\$1,586,500.	0.00%	0.00%	91.35%
13 MULTIFAMILY	0	1	-100.00%	\$0.	\$505,000.	0.00%	0.00%	88.75%
14 Acreage	2	6	-66.67%	\$1,349,900.	\$1,775,750.	-23.98%	86.52%	93.76%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	7	22	-68.18%	\$781,000.	\$2,674,350.	-70.80%	86.73%	96.37%
17 Lots WF	0	1	-100.00%	\$0.	\$216,000.	0.00%	0.00%	92.11%
18 LOTS TOTAL	9	29	-68.97%	\$2,130,900.	\$4,666,100.	-54.33%	86.68%	95.68%
19 Business	1	1	0.00%	\$120,000.	\$105,000.	14.29%	85.77%	75.53%
20 Commercial	1	0	0.00%	\$1,400,000.	\$0.	0.00%	90.32%	0.00%
21 Land	0	1	-100.00%	\$0.	\$1,750,000.	0.00%	0.00%	92.10%
22 Leases	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
23 IC&I TOTAL	2	2	0.00%	\$1,520,000.	\$1,855,000.	-18.06%	88.04%	83.81%
24 GRAND TOTAL	84	142	-40.85%	\$29,872,450.	\$46,640,640.	-35.95%	90.80%	94.81%

## 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	48	85	-43.53%	\$29,400,300.	\$41,373,436.	-28.94%	94.03%	95.04%
2 Duplex	11	5	120.00%	\$4,474,000.	\$1,894,500.	136.16%	92.59%	91.98%
3 Mobile Home	61	80	-23.75%	\$7,317,011.50	\$7,548,465.	-3.07%	89.74%	92.83%
4 Recreational	9	13	-30.77%	\$2,986,000.	\$5,619,500.	-46.86%	94.09%	95.81%
5 Residential	264	387	-31.78%	\$95,765,728.	\$126,428,208.	-24.25%	94.52%	96.46%
6 Residential WF	10	22	-54.55%	\$6,400,400.	\$18,850,204.	-66.05%	92.98%	92.18%
7 3/4-Plex	0	4	-100.00%	\$0.	\$1,447,500.	0.00%	0.00%	96.10%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	42	34	23.53%	\$17,582,350.	\$7,695,600.	128.47%	98.08%	99.45%
10 Townhouse	43	77	-44.16%	\$15,160,450.	\$27,498,700.	-44.87%	96.49%	97.68%
11 RES. TOTAL	488	707	-30.98%	\$179,086,240.	\$238,356,112.	-24.87%	94.27%	95.98%
12 FARMS	2	9	-77.78%	\$1,500,000.	\$7,017,000.	-78.62%	97.98%	93.00%
13 MULTIFAMILY	1	3	-66.67%	\$1,250,000.	\$1,440,500.	-13.22%	96.15%	100.37%
14 Acreage	19	42	-54.76%	\$6,037,400.	\$16,874,050.	-64.22%	89.08%	95.45%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	94	160	-41.25%	\$11,192,200.	\$18,517,240.	-39.56%	92.33%	97.47%
17 Lots WF	5	8	-37.50%	\$1,642,800.	\$3,137,000.	-47.63%	96.96%	95.55%
18 LOTS TOTAL	118	211	-44.08%	\$18,872,400.	\$38,908,292.	-51.50%	92.00%	96.99%
19 Business	8	11	-27.27%	\$4,428,500.	\$3,483,000.	27.15%	76.90%	89.06%
20 Commercial	7	8	-12.50%	\$3,317,296.	\$5,602,500.	-40.79%	99.20%	89.84%
21 Land	1	8	-87.50%	\$423,000.	\$5,399,900.	-92.17%	89.05%	90.41%
22 Leases	7	4	75.00%	\$62,699.26	\$693,827.50	-90.96%	95.45%	97.46%
23 IC&I TOTAL	23	31	-25.81%	\$8,231,495.	\$15,179,228.	-45.77%	88.68%	90.23%
24 GRAND TOTAL	632	961	-34.24%	\$208,940,144.	\$300,901,120.	-30.56%	93.69%	96.01%

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 = SH</b>									
1 Acreage/House	\$644,375.	\$508,761.53	26.66%	\$562,500.	\$412,000.	36.53%	85	197	-56.85%
2 Duplex	\$446,250.	\$650,000.	-31.35%	\$442,500.	\$650,000.	-31.92%	72	69	4.35%
3 Mobile Home	\$144,678.57	\$105,160.	37.58%	\$90,500.	\$90,000.	0.56%	56	100	-44.00%
4 Recreational	\$212,000.	\$626,000.	-66.13%	\$212,000.	\$480,000.	-55.83%	94	36	161.11%
5 Residential	\$336,484.62	\$345,292.03	-2.55%	\$340,000.	\$335,000.	1.49%	102	88	15.91%
6 Residential WF	\$589,725.	\$666,666.68	-11.54%	\$549,450.	\$820,000.	-32.99%	63	42	50.00%
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	\$220,833.32	\$327,875.	-32.65%	\$195,000.	\$313,000.	-37.70%	65	110	-40.91%
10 Townhouse	\$283,416.65	\$339,787.50	-16.59%	\$241,500.	\$258,450.	-6.56%	132	119	10.92%
11 RES. TOTAL	\$359,199.31	\$355,402.21	1.07%	\$329,000.	\$333,500.	-1.35%	93	102	-8.82%
12 FARMS	\$0.	\$528,833.31	0.00%	\$0.	\$485,000.	0.00%	0	217	0.00%
13 MULTIFAMILY	\$0.	\$505,000.	0.00%	\$0.	\$505,000.	0.00%	0	547	0.00%
14 Acreage	\$674,950.	\$295,958.34	128.06%	\$674,950.	\$191,000.	253.38%	101	128	-21.09%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$111,571.42	\$121,561.36	-8.22%	\$75,000.	\$91,000.	-17.58%	150	95	57.89%
17 Lots WF	\$0.	\$216,000.	0.00%	\$0.	\$216,000.	0.00%	0	157	0.00%
18 LOTS TOTAL	\$236,766.67	\$160,900.	47.15%	\$126,000.	\$105,000.	20.00%	139	104	33.65%
19 Business	\$120,000.	\$105,000.	14.29%	\$120,000.	\$105,000.	14.29%	119	87	36.78%
20 Commercial	\$1,400,000.	\$0.	0.00%	\$1,400,000.	\$0.	0.00%	392	0	0.00%
21 Land	\$0.	\$1,750,000.	0.00%	\$0.	\$1,750,000.	0.00%	0	35	0.00%
22 Leases	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
23 IC&I TOTAL	\$760,000.	\$927,500.	-18.06%	\$760,000.	\$927,500.	-18.06%	255	61	318.03%
24 GRAND TOTAL	\$355,624.40	\$328,455.18	8.27%	\$318,500.	\$293,000.	8.70%	102	107	-4.67%

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 (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	\$612,506.25	\$486,746.28	25.84%	\$480,000.	\$412,000.	16.50%	88	135	-34.81%
2 Duplex	\$406,727.28	\$378,900.	7.34%	\$301,000.	\$325,000.	-7.38%	60	93	-35.48%
3 Mobile Home	\$119,951.00	\$94,355.81	27.13%	\$95,000.	\$75,950.	25.08%	70	71	-1.41%
4 Recreational	\$331,777.78	\$432,269.21	-23.25%	\$329,000.	\$342,000.	-3.80%	67	54	24.07%
5 Residential	\$362,748.96	\$326,687.87	11.04%	\$369,000.	\$326,000.	13.19%	85	84	1.19%
6 Residential WF	\$640,040.	\$856,827.50	-25.30%	\$529,000.	\$890,000.	-40.56%	99	96	3.13%
7 3/4-Plex	\$0.	\$361,875.	0.00%	\$0.	\$401,250.	0.00%	0	37	0.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$418,627.37	\$226,341.17	84.95%	\$457,535.	\$201,250.	127.35%	112	193	-41.97%
10 Townhouse	\$352,568.59	\$357,125.96	-1.28%	\$329,000.	\$300,000.	9.67%	99	155	-36.13%
11 RES. TOTAL	\$366,980.	\$337,137.34	8.85%	\$360,000.	\$310,000.	16.13%	86	101	-14.85%
12 FARMS	\$750,000.	\$779,666.68	-3.81%	\$750,000.	\$651,500.	15.12%	161	173	-6.94%
13 MULTIFAMILY	\$1,250,000.	\$480,166.65	160.33%	\$1,250,000.	\$483,000.	158.80%	27	275	-90.18%
14 Acreage	\$317,757.90	\$401,763.09	-20.91%	\$223,000.	\$224,500.	-0.67%	139	176	-21.02%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$119,065.96	\$115,732.75	2.88%	\$112,000.	\$100,580.	11.35%	119	115	3.48%
17 Lots WF	\$328,560.	\$392,125.	-16.21%	\$209,000.	\$351,000.	-40.46%	130	115	13.04%
18 LOTS TOTAL	\$159,935.59	\$184,399.48	-13.27%	\$125,250.	\$112,500.	11.33%	123	128	-3.91%
19 Business	\$553,562.50	\$316,636.37	74.83%	\$78,000.	\$105,000.	-25.71%	226	131	72.52%
20 Commercial	\$473,899.43	\$700,312.50	-32.33%	\$197,000.	\$1,030,000.	-80.87%	255	161	58.39%
21 Land	\$423,000.	\$674,987.50	-37.33%	\$423,000.	\$327,500.	29.16%	233	304	-23.36%
22 Leases	\$8,957.03	\$173,456.87	-94.84%	\$17,675.51	\$286,906.75	-93.84%	231	95	143.16%
23 IC&I TOTAL	\$357,891.09	\$489,652.50	-26.91%	\$126,000.	\$355,000.	-64.51%	237	178	33.15%
24 GRAND TOTAL	\$330,601.46	\$313,112.53	5.59%	\$314,250.	\$276,000.	13.86%	99	111	-10.81%

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