

Shuswap 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
Year = 2009						
Month = July						
Area = Central Zone						
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%			
Area = North Zone						
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%			
Area = Shuswap Zone						
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%			
Area = Grand Total						
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	123	\$42,429,412.	61	\$19,810,000.
Last Month	86	\$27,286,708.	34	\$10,953,209.
This Month Last Year	77	\$28,453,550.	36	\$12,429,500.

Description	Total Listings Taken	Inventory
This Month	241	1694
Last Month	266	1761
This Month Last Year	347	1871

Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
Year = 2009	
Month = 7	
Area = SH	
7 Ratio of Sales vs. Inventory	7.26%
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8 Condo/Apt -- Sales	2
9 Condo/Apt -- New Listings	3
10 Condo/Apt -- Current Inventory	57
11 Condo/Apt -- Sell/Inv. Ratio	3.51%
12 Condo/Apt -- Days to Sell	115
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13 Condo/Townhouse -- Sales	9
14 Condo/Townhouse -- New Listings	15
15 Condo/Townhouse -- Current Inventory	95
16 Condo/Townhouse -- Sell/Inv. Ratio	9.47%
17 Condo/Townhouse -- Days to Sell	104
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18 Lots -- Sales	16
19 Lots -- New Listings	67
20 Lots -- Current Inventory	502
21 Lots -- Sell/Inv. Ratio	3.19%
22 Lots -- Days to Sell	279
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23 Residential -- Sales	61
24 Residential -- New Listings	76
25 Residential -- Current Inventory	455
26 Residential -- Sell/Inv. Ratio	13.41%
27 Residential -- Days to Sell	103
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28 Average House Price	\$324,754.09
29 Median House Price	\$330,000.
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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	27	35	-22.86%	174	224	-22.32%	187	202	-7.43%
2 Duplex	2	3	-33.33%	16	32	-50.00%	22	24	-8.33%
3 Mobile Home	13	25	-48.00%	103	126	-18.25%	88	84	4.76%
4 Recreational	9	11	-18.18%	44	47	-6.38%	47	42	11.90%
5 Residential	76	100	-24.00%	523	727	-28.06%	455	523	-13.00%
6 Residential WF	9	14	-35.71%	67	86	-22.09%	67	90	-25.56%
7 3/4-Plex	1	0	0.00%	3	2	50.00%	4	3	33.33%
8 Timeshare	0	0	0.00%	0	0	0.00%	0	0	0.00%
9 Apartment	3	17	-82.35%	59	79	-25.32%	57	89	-35.96%
10 Townhouse	15	32	-53.13%	107	165	-35.15%	95	128	-25.78%
11 RES. TOTAL	155	237	-34.60%	1096	1488	-26.34%	1022	1185	-13.76%
12 FARMS	5	2	150.00%	21	26	-19.23%	35	41	-14.63%
13 MULTIFAMILY	1	0	0.00%	4	4	0.00%	8	4	100.00%
14 Acreage	13	18	-27.78%	74	102	-27.45%	99	113	-12.39%
15 Acreage WF	4	1	300.00%	15	19	-21.05%	20	22	-9.09%
16 Lots	47	64	-26.56%	246	317	-22.40%	351	311	12.86%
17 Lots WF	2	2	0.00%	33	53	-37.74%	32	51	-37.25%
18 LOTS TOTAL	67	86	-22.09%	371	501	-25.95%	502	497	1.01%
19 Business	6	6	0.00%	24	49	-51.02%	40	55	-27.27%
20 Commercial	4	14	-71.43%	31	35	-11.43%	36	45	-20.00%
21 Land	0	1	-100.00%	24	24	0.00%	36	34	5.88%
22 Leases	3	1	200.00%	14	8	75.00%	15	10	50.00%
23 IC&I TOTAL	13	22	-40.91%	93	116	-19.83%	127	144	-11.81%
24 GRAND TOTAL	241	347	-30.55%	1585	2135	-25.76%	1694	1871	-9.46%

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	9	8	12.50%	\$6,563,550.	\$5,155,000.	27.32%	89.32%	90.55%
2 Duplex	1	2	-50.00%	\$515,000.	\$1,479,000.	-65.18%	60.65%	92.99%
3 Mobile Home	10	6	66.67%	\$913,250.	\$922,250.	-0.98%	82.01%	87.79%
4 Recreational	4	1	300.00%	\$910,000.	\$95,000.	857.89%	91.05%	82.68%
5 Residential	61	36	69.44%	\$19,810,000.	\$12,429,500.	59.38%	91.43%	91.14%
6 Residential WF	6	4	50.00%	\$3,249,000.	\$2,358,900.	37.73%	85.36%	93.11%
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	2	3	-33.33%	\$400,500.	\$662,500.	-39.55%	88.59%	94.02%
10 Townhouse	9	6	50.00%	\$3,081,000.	\$1,700,500.	81.18%	94.06%	95.97%
11 RES. TOTAL	102	66	54.55%	\$35,442,300.	\$24,802,650.	42.90%	89.83%	91.38%
12 FARMS	1	0	0.00%	\$3,095,000.	\$0.	0.00%	96.71%	0.00%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	8	2	300.00%	\$1,253,900.	\$1,349,900.	-7.11%	66.74%	86.52%
15 Acreage WF	1	0	0.00%	\$800,000.	\$0.	0.00%	84.21%	0.00%
16 Lots	7	7	0.00%	\$662,500.	\$781,000.	-15.17%	76.29%	86.73%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	16	9	77.78%	\$2,716,400.	\$2,130,900.	27.48%	72.01%	86.68%
19 Business	0	1	-100.00%	\$0.	\$120,000.	0.00%	0.00%	85.77%
20 Commercial	2	1	100.00%	\$1,124,999.	\$1,400,000.	-19.64%	87.13%	90.32%
21 Land	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
22 Leases	2	0	0.00%	\$50,712.55	\$0.	0.00%	0.00%	0.00%
23 IC&I TOTAL	4	2	100.00%	\$1,175,711.50	\$1,520,000.	-22.65%	87.13%	88.04%
24 GRAND TOTAL	123	77	59.74%	\$42,429,412.	\$28,453,550.	49.12%	87.48%	90.74%

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	36	46	-21.74%	\$18,941,550.	\$28,340,300.	-33.16%	90.07%	93.84%
2 Duplex	8	8	0.00%	\$3,702,208.75	\$3,993,000.	-7.28%	67.56%	95.22%
3 Mobile Home	45	53	-15.09%	\$4,036,651.	\$6,405,711.50	-36.98%	80.18%	89.39%
4 Recreational	5	8	-37.50%	\$1,210,000.	\$2,657,000.	-54.46%	84.40%	93.35%
5 Residential	180	238	-24.37%	\$59,340,864.	\$89,159,648.	-33.44%	89.72%	94.73%
6 Residential WF	9	9	0.00%	\$5,624,000.	\$6,060,400.	-7.20%	85.07%	92.52%
7 3/4-Plex	1	0	0.00%	\$418,000.	\$0.	0.00%	95.14%	0.00%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	15	15	0.00%	\$4,298,900.	\$3,525,900.	21.92%	90.30%	95.58%
10 Townhouse	39	41	-4.88%	\$10,566,500.	\$13,948,950.	-24.25%	88.07%	96.38%
11 RES. TOTAL	338	418	-19.14%	\$108,138,672.	\$154,090,912.	-29.82%	87.61%	94.08%
12 FARMS	1	0	0.00%	\$3,095,000.	\$0.	0.00%	96.71%	0.00%
13 MULTIFAMILY	0	1	-100.00%	\$0.	\$1,250,000.	0.00%	0.00%	96.15%
14 Acreage	14	18	-22.22%	\$2,660,400.	\$5,572,400.	-52.26%	77.56%	88.85%
15 Acreage WF	2	0	0.00%	\$1,572,500.	\$0.	0.00%	91.30%	0.00%
16 Lots	22	94	-76.60%	\$2,867,250.	\$11,192,200.	-74.38%	83.06%	92.33%
17 Lots WF	3	5	-40.00%	\$901,500.	\$1,642,800.	-45.12%	95.42%	96.96%
18 LOTS TOTAL	41	117	-64.96%	\$8,001,650.	\$18,407,400.	-56.53%	82.49%	91.99%
19 Business	4	7	-42.86%	\$2,165,000.	\$1,328,500.	62.97%	74.74%	73.60%
20 Commercial	4	6	-33.33%	\$1,914,999.	\$3,088,296.	-37.99%	85.75%	95.11%
21 Land	0	1	-100.00%	\$0.	\$423,000.	0.00%	0.00%	89.05%
22 Leases	3	7	-57.14%	\$51,462.55	\$62,699.26	-17.92%	100.00%	95.45%
23 IC&I TOTAL	11	21	-47.62%	\$4,131,461.50	\$4,902,495.	-15.73%	82.44%	85.96%
24 GRAND TOTAL	391	557	-29.80%	\$123,366,784.	\$178,650,800.	-30.95%	86.98%	93.39%

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	\$729,283.31	\$644,375.	13.18%	\$499,000.	\$562,500.	-11.29%	109	85	28.24%
2 Duplex	\$515,000.	\$739,500.	-30.36%	\$515,000.	\$739,500.	-30.36%	476	73	552.05%
3 Mobile Home	\$91,325.	\$153,708.32	-40.59%	\$100,625.	\$128,000.	-21.39%	146	65	124.62%
4 Recreational	\$227,500.	\$95,000.	139.47%	\$237,500.	\$95,000.	150.00%	53	135	-60.74%
5 Residential	\$324,754.09	\$345,263.87	-5.94%	\$330,000.	\$348,500.	-5.31%	103	101	1.98%
6 Residential WF	\$541,500.	\$589,725.	-8.18%	\$589,500.	\$549,450.	7.29%	198	63	214.29%
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	\$200,250.	\$220,833.32	-9.32%	\$200,250.	\$195,000.	2.69%	115	65	76.92%
10 Townhouse	\$342,333.34	\$283,416.65	20.79%	\$318,500.	\$241,500.	31.88%	104	132	-21.21%
11 RES. TOTAL	\$347,473.53	\$375,797.71	-7.54%	\$322,000.	\$348,500.	-7.60%	116	94	23.40%
12 FARMS	\$3,095,000.	\$0.	0.00%	\$3,095,000.	\$0.	0.00%	143	0	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$156,737.50	\$674,950.	-76.78%	\$155,950.	\$674,950.	-76.89%	386	101	282.18%
15 Acreage WF	\$800,000.	\$0.	0.00%	\$800,000.	\$0.	0.00%	136	0	0.00%
16 Lots	\$94,642.85	\$111,571.42	-15.17%	\$80,000.	\$75,000.	6.67%	178	150	18.67%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$169,775.	\$236,766.67	-28.29%	\$138,500.	\$126,000.	9.92%	279	139	100.72%
19 Business	\$0.	\$120,000.	0.00%	\$0.	\$120,000.	0.00%	0	119	0.00%
20 Commercial	\$562,499.50	\$1,400,000.	-59.82%	\$562,499.50	\$1,400,000.	-59.82%	36	392	-90.82%
21 Land	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
22 Leases	\$25,356.27	\$0.	0.00%	\$25,356.27	\$0.	0.00%	232	0	0.00%
23 IC&I TOTAL	\$293,927.87	\$760,000.	-61.33%	\$223,605.78	\$760,000.	-70.58%	134	255	-47.45%
24 GRAND TOTAL	\$344,954.56	\$369,526.62	-6.65%	\$303,000.	\$332,000.	-8.73%	138	104	32.69%

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	\$526,154.18	\$616,093.50	-14.60%	\$470,000.	\$475,000.	-1.05%	119	91	30.77%
2 Duplex	\$462,776.09	\$499,125.	-7.28%	\$511,250.	\$459,500.	11.26%	378	39	869.23%
3 Mobile Home	\$89,703.35	\$120,862.48	-25.78%	\$76,900.	\$98,900.	-22.24%	150	72	108.33%
4 Recreational	\$242,000.	\$332,125.	-27.14%	\$260,000.	\$342,500.	-24.09%	102	69	47.83%
5 Residential	\$329,671.46	\$374,620.37	-12.00%	\$326,000.	\$376,500.	-13.41%	127	85	49.41%
6 Residential WF	\$624,888.87	\$673,377.75	-7.20%	\$620,000.	\$535,000.	15.89%	181	109	66.06%
7 3/4-Plex	\$418,000.	\$0.	0.00%	\$418,000.	\$0.	0.00%	28	0	0.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$286,593.34	\$235,060.	21.92%	\$235,000.	\$209,000.	12.44%	115	67	71.64%
10 Townhouse	\$270,935.90	\$340,218.28	-20.36%	\$280,000.	\$329,000.	-14.89%	158	103	53.40%
11 RES. TOTAL	\$319,936.90	\$368,638.53	-13.21%	\$316,750.	\$360,000.	-12.01%	139	84	65.48%
12 FARMS	\$3,095,000.	\$0.	0.00%	\$3,095,000.	\$0.	0.00%	143	0	0.00%
13 MULTIFAMILY	\$0.	\$1,250,000.	0.00%	\$0.	\$1,250,000.	0.00%	0	27	0.00%
14 Acreage	\$190,028.57	\$309,577.78	-38.62%	\$171,000.	\$202,500.	-15.56%	243	138	76.09%
15 Acreage WF	\$786,250.	\$0.	0.00%	\$786,250.	\$0.	0.00%	82	0	0.00%
16 Lots	\$130,329.54	\$119,065.96	9.46%	\$117,500.	\$112,000.	4.91%	158	119	32.77%
17 Lots WF	\$300,500.	\$328,560.	-8.54%	\$235,000.	\$209,000.	12.44%	59	130	-54.62%
18 LOTS TOTAL	\$195,162.18	\$157,328.20	24.05%	\$150,000.	\$125,000.	20.00%	176	122	44.26%
19 Business	\$541,250.	\$189,785.71	185.19%	\$107,500.	\$120,000.	-10.42%	318	245	29.80%
20 Commercial	\$478,749.75	\$514,716.	-6.99%	\$575,000.	\$415,648.	38.34%	68	211	-67.77%
21 Land	\$0.	\$423,000.	0.00%	\$0.	\$423,000.	0.00%	0	233	0.00%
22 Leases	\$17,154.18	\$8,957.03	91.52%	\$750.	\$6,971.20	-89.24%	211	231	-8.66%
23 IC&I TOTAL	\$375,587.40	\$233,452.15	60.88%	\$365,000.	\$120,000.	204.17%	198	230	-13.91%
24 GRAND TOTAL	\$315,516.06	\$320,737.53	-1.63%	\$300,000.	\$310,000.	-3.23%	144	98	46.94%

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