

Central Zone Monthly Statistics

August 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 = August						
Area = Central Zone						
1 Units Listed	980	877	11.74%	7675	6270	22.41%
2 Units Sold	594	515	15.34%	4598	4038	13.87%
3 Sales Volume	\$263,366,448.	\$193,146,064.	36.36%	\$1,862,454,912.	\$1,377,372,416.	35.22%
4 List/Sell Ratio	96.20%	95.67%		96.66%	96.47%	
5 Days to Sell	61	69	-11.59%	68	72	-5.56%
6 Active Listings	2973	2508	18.54%			
Area = North Zone						
1 Units Listed	409	426	-3.99%	3215	2997	7.27%
2 Units Sold	242	230	5.22%	1902	1868	1.82%
3 Sales Volume	\$82,912,328.	\$74,894,016.	10.71%	\$639,016,384.	\$527,131,232.	21.23%
4 List/Sell Ratio	97.23%	95.59%		96.62%	96.31%	
5 Days to Sell	74	82	-9.76%	85	78	8.97%
6 Active Listings	1610	1447	11.26%			
Area = Shuswap Zone						
1 Units Listed	279	251	11.16%	1952	1729	12.90%
2 Units Sold	166	144	15.28%	1129	1015	11.23%
3 Sales Volume	\$59,382,608.	\$38,425,724.	54.54%	\$361,674,752.	\$253,071,152.	42.91%
4 List/Sell Ratio	94.33%	94.32%		95.78%	95.58%	
5 Days to Sell	80	105	-23.81%	106	105	0.95%
6 Active Listings	1059	966	9.63%			
Area = Grand Total						
1 Units Listed	1668	1554	7.34%	12842	10996	16.79%
2 Units Sold	1002	889	12.71%	7629	6921	10.23%
3 Sales Volume	\$405,661,376.	\$306,465,792.	32.37%	\$2,863,145,984.	\$2,157,574,912.	32.70%
4 List/Sell Ratio	96.14%	95.43%		96.52%	96.30%	
5 Days to Sell	67	78	-14.10%	78	79	-1.27%
6 Active Listings	5642	4921	14.65%			

Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	594	\$263,366,448.	282	\$140,016,032.
Last Month	552	\$225,039,152.	241	\$115,611,248.
This Month Last Year	515	\$193,146,064.	241	\$102,376,528.

Description	Total Listings Taken	Inventory
This Month	980	2973
Last Month	996	2976
This Month Last Year	877	2508

Quick Summary Part 2

	<u>Description</u>	<u>This Month</u>
Year = 2007		
Month = 8		
Area = CO		
7	Ratio of Sales vs. Inventory	19.98%
8	Condo/Apt -- Sales	130
9	Condo/Apt -- New Listings	199
10	Condo/Apt -- Current Inventory	525
11	Condo/Apt -- Sell/Inv. Ratio	24.76%
12	Condo/Apt -- Days to Sell	59
13	Condo/Townhouse -- Sales	72
14	Condo/Townhouse -- New Listings	85
15	Condo/Townhouse -- Current Inventory	216
16	Condo/Townhouse -- Sell/Inv. Ratio	33.33%
17	Condo/Townhouse -- Days to Sell	47
18	Lots -- Sales	39
19	Lots -- New Listings	55
20	Lots -- Current Inventory	377
21	Lots -- Sell/Inv. Ratio	10.35%
22	Lots -- Days to Sell	84
23	Residential -- Sales	282
24	Residential -- New Listings	440
25	Residential -- Current Inventory	1015
26	Residential -- Sell/Inv. Ratio	27.78%
27	Residential -- Days to Sell	54
28	Average House Price	\$496,510.78
29	Median House Price	\$449,950.

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	35	17	105.88%	252	163	54.60%	151	103	46.60%
2 Duplex	14	17	-17.65%	186	186	0.00%	36	51	-29.41%
3 Mobile Home	67	61	9.84%	393	351	11.97%	167	97	72.16%
4 Recreational	20	18	11.11%	121	92	31.52%	80	40	100.00%
5 Residential	440	379	16.09%	3309	2717	21.79%	1015	883	14.95%
6 Residential WF	12	13	-7.69%	114	88	29.55%	49	47	4.26%
7 3/4-Plex	1	1	0.00%	15	8	87.50%	3	2	50.00%
8 Timeshare	2	1	100.00%	13	3	333.33%	12	5	140.00%
9 Apartment	199	166	19.88%	1437	1093	31.47%	525	406	29.31%
10 Townhouse	85	88	-3.41%	755	616	22.56%	216	222	-2.70%
11 RES. TOTAL	875	761	14.98%	6595	5317	24.04%	2254	1856	21.44%
12 FARMS	13	6	116.67%	80	56	42.86%	61	52	17.31%
13 MULTIFAMILY	0	4	-100.00%	8	16	-50.00%	2	10	-80.00%
14 Acreage	9	12	-25.00%	110	79	39.24%	65	62	4.84%
15 Acreage WF	0	4	-100.00%	12	15	-20.00%	12	10	20.00%
16 Lots	44	48	-8.33%	526	442	19.00%	290	226	28.32%
17 Lots WF	2	0	0.00%	18	16	12.50%	10	10	0.00%
18 LOTS TOTAL	55	64	-14.06%	669	552	21.20%	377	308	22.40%
19 Business	17	14	21.43%	108	96	12.50%	84	86	-2.33%
20 Commercial	6	5	20.00%	54	84	-35.71%	29	58	-50.00%
21 Land	6	7	-14.29%	51	33	54.55%	75	23	226.09%
22 Leases	8	16	-50.00%	110	116	-5.17%	91	115	-20.87%
23 IC&I TOTAL	37	42	-11.90%	323	329	-1.82%	279	282	-1.06%
24 GRAND TOTAL	980	877	11.74%	7675	6270	22.41%	2973	2508	18.54%

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	15	4	275.00%	\$19,096,000.	\$1,877,500.	917.10%	93.57%	94.75%
2 Duplex	16	11	45.45%	\$5,928,900.	\$3,844,900.	54.20%	95.93%	96.68%
3 Mobile Home	24	43	-44.19%	\$2,658,500.	\$3,359,800.	-20.87%	90.16%	89.10%
4 Recreational	4	2	100.00%	\$800,150.	\$423,000.	89.16%	86.98%	80.03%
5 Residential	282	241	17.01%	\$140,016,032.	\$102,376,528.	36.77%	96.93%	96.43%
6 Residential WF	6	6	0.00%	\$11,695,000.	\$16,334,000.	-28.40%	92.24%	90.99%
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	130	106	22.64%	\$38,249,896.	\$26,563,350.	43.99%	97.46%	96.67%
10 Townhouse	72	46	56.52%	\$26,934,600.	\$15,342,000.	75.56%	96.54%	97.06%
11 RES. TOTAL	549	459	19.61%	\$245,379,088.	\$170,121,072.	44.24%	96.46%	95.71%
12 FARMS	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
13 MULTIFAMILY	1	3	-66.67%	\$3,155,000.	\$5,032,500.	-37.31%	90.14%	93.42%
14 Acreage	8	6	33.33%	\$5,469,900.	\$3,252,000.	68.20%	90.38%	96.79%
15 Acreage WF	0	1	-100.00%	\$0.	\$2,450,000.	0.00%	0.00%	98.03%
16 Lots	31	33	-6.06%	\$6,373,104.	\$5,093,294.	25.13%	93.95%	96.18%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	39	40	-2.50%	\$11,843,004.	\$10,795,294.	9.71%	93.22%	96.32%
19 Business	0	3	-100.00%	\$0.	\$189,000.	0.00%	0.00%	88.66%
20 Commercial	3	3	0.00%	\$2,826,000.	\$2,003,890.	41.03%	89.89%	93.25%
21 Land	0	4	-100.00%	\$0.	\$4,771,000.	0.00%	0.00%	93.41%
22 Leases	2	3	-33.33%	\$163,363.53	\$233,300.	-29.98%	0.00%	0.00%
23 IC&I TOTAL	5	13	-61.54%	\$2,989,363.50	\$7,197,190.	-58.46%	89.89%	91.94%
24 GRAND TOTAL	594	515	15.34%	\$263,366,448.	\$193,146,064.	36.36%	96.20%	95.67%

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	81	77	5.19%	\$70,980,200.	\$52,002,420.	36.49%	94.50%	93.29%
2 Duplex	153	127	20.47%	\$53,665,036.	\$39,856,784.	34.64%	96.77%	96.69%
3 Mobile Home	209	260	-19.62%	\$22,406,248.	\$20,167,954.	11.10%	92.83%	90.43%
4 Recreational	46	18	155.56%	\$16,206,050.	\$5,563,200.	191.31%	95.41%	95.34%
5 Residential	2137	1861	14.83%	\$1,004,749,824.	\$737,456,896.	36.25%	97.24%	97.02%
6 Residential WF	43	41	4.88%	\$82,104,000.	\$73,234,600.	12.11%	92.41%	93.45%
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	940	723	30.01%	\$250,498,512.	\$169,433,632.	47.84%	97.16%	97.43%
10 Townhouse	550	421	30.64%	\$190,588,736.	\$125,442,648.	51.93%	97.14%	97.46%
11 RES. TOTAL	4177	3533	18.23%	\$1,697,447,296.	\$1,225,248,000.	38.54%	96.83%	96.53%
12 FARMS	12	12	0.00%	\$12,659,000.	\$11,057,400.	14.48%	94.05%	96.41%
13 MULTIFAMILY	6	7	-14.29%	\$10,562,000.	\$8,523,100.	23.92%	93.28%	92.64%
14 Acreage	32	44	-27.27%	\$21,149,800.	\$28,605,428.	-26.06%	94.46%	94.15%
15 Acreage WF	1	1	0.00%	\$1,400,000.	\$2,450,000.	-42.86%	100.00%	98.03%
16 Lots	220	302	-27.15%	\$47,442,148.	\$48,990,084.	-3.16%	96.68%	98.13%
17 Lots WF	6	9	-33.33%	\$7,240,000.	\$10,764,500.	-32.74%	93.86%	94.25%
18 LOTS TOTAL	259	356	-27.25%	\$77,231,944.	\$90,810,016.	-14.95%	96.35%	97.54%
19 Business	19	23	-17.39%	\$10,585,100.	\$2,785,200.	280.05%	72.24%	79.48%
20 Commercial	39	36	8.33%	\$26,325,684.	\$16,485,125.	59.69%	94.55%	92.16%
21 Land	18	14	28.57%	\$19,228,000.	\$15,834,500.	21.43%	95.94%	95.79%
22 Leases	68	57	19.30%	\$8,415,836.	\$6,629,105.	26.95%	100.00%	0.00%
23 IC&I TOTAL	144	130	10.77%	\$64,554,620.	\$41,733,932.	54.68%	89.44%	88.86%
24 GRAND TOTAL	4598	4038	13.87%	\$1,862,454,912.	\$1,377,372,416.	35.22%	96.66%	96.47%

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 = CO									
1 Acreage/House	\$1,273,066.62	\$469,375.	171.23%	\$1,000,000.	\$453,750.	120.39%	86	66	30.30%
2 Duplex	\$370,556.25	\$349,536.37	6.01%	\$361,700.	\$287,000.	26.03%	58	59	-1.69%
3 Mobile Home	\$110,770.83	\$78,134.88	41.77%	\$99,000.	\$65,000.	52.31%	65	62	4.84%
4 Recreational	\$200,037.50	\$211,500.	-5.42%	\$169,375.	\$211,500.	-19.92%	215	168	27.98%
5 Residential	\$496,510.78	\$424,798.87	16.88%	\$449,950.	\$380,000.	18.41%	54	56	-3.57%
6 Residential WF	\$1,949,166.62	\$2,722,333.25	-28.40%	\$1,990,000.	\$1,972,000.	0.91%	63	51	23.53%
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	\$294,229.96	\$250,597.64	17.41%	\$253,000.	\$238,500.	6.08%	59	79	-25.32%
10 Townhouse	\$374,091.65	\$333,521.75	12.16%	\$347,950.	\$322,500.	7.89%	47	38	23.68%
11 RES. TOTAL	\$446,956.43	\$370,634.15	20.59%	\$395,000.	\$324,000.	21.91%	57	61	-6.56%
12 FARMS	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
13 MULTIFAMILY	\$3,155,000.	\$1,677,500.	88.08%	\$3,155,000.	\$1,100,000.	186.82%	148	62	138.71%
14 Acreage	\$683,737.50	\$542,000.	26.15%	\$361,950.	\$511,250.	-29.20%	101	125	-19.20%
15 Acreage WF	\$0.	\$2,450,000.	0.00%	\$0.	\$2,450,000.	0.00%	0	0	0.00%
16 Lots	\$205,584.	\$154,342.25	33.20%	\$189,000.	\$139,900.	35.10%	80	145	-44.83%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$303,666.78	\$269,882.34	12.52%	\$204,000.	\$145,762.50	39.95%	84	139	-39.57%
19 Business	\$0.	\$63,000.	0.00%	\$0.	\$60,000.	0.00%	0	279	0.00%
20 Commercial	\$942,000.	\$667,963.31	41.03%	\$950,000.	\$1,510,000.	-37.09%	74	62	19.35%
21 Land	\$0.	\$1,192,750.	0.00%	\$0.	\$1,425,000.	0.00%	0	70	0.00%
22 Leases	\$81,681.76	\$77,766.66	5.03%	\$81,681.76	\$96,000.	-14.91%	635	246	158.13%
23 IC&I TOTAL	\$597,872.68	\$553,630.	7.99%	\$226,000.	\$117,500.	92.34%	298	157	89.81%
24 GRAND TOTAL	\$443,377.87	\$375,040.90	18.22%	\$381,000.	\$317,500.	20.00%	61	69	-11.59%

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 = CO									
1 Acreage/House	\$876,298.75	\$675,356.06	29.75%	\$715,000.	\$590,000.	21.19%	90	97	-7.22%
2 Duplex	\$350,751.87	\$313,832.93	11.76%	\$315,000.	\$266,900.	18.02%	51	47	8.51%
3 Mobile Home	\$107,206.92	\$77,569.05	38.21%	\$100,000.	\$72,250.	38.41%	62	55	12.73%
4 Recreational	\$352,305.43	\$309,066.65	13.99%	\$317,450.	\$323,750.	-1.95%	126	159	-20.75%
5 Residential	\$470,168.37	\$396,269.15	18.65%	\$429,000.	\$368,000.	16.58%	56	55	1.82%
6 Residential WF	\$1,909,395.37	\$1,786,209.75	6.90%	\$1,650,000.	\$1,610,000.	2.48%	83	90	-7.78%
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	\$266,487.78	\$234,348.03	13.71%	\$237,900.	\$211,411.	12.53%	66	77	-14.29%
10 Townhouse	\$346,524.96	\$297,963.53	16.30%	\$323,625.	\$270,000.	19.86%	55	55	0.00%
11 RES. TOTAL	\$406,379.53	\$346,801.03	17.18%	\$362,000.	\$315,000.	14.92%	60	61	-1.64%
12 FARMS	\$1,054,916.62	\$921,450.	14.48%	\$895,000.	\$735,000.	21.77%	136	111	22.52%
13 MULTIFAMILY	\$1,760,333.37	\$1,217,585.75	44.58%	\$1,713,500.	\$995,000.	72.21%	65	63	3.17%
14 Acreage	\$660,931.25	\$650,123.37	1.66%	\$402,000.	\$400,000.	0.50%	132	164	-19.51%
15 Acreage WF	\$1,400,000.	\$2,450,000.	-42.86%	\$1,400,000.	\$2,450,000.	-42.86%	100	0	0.00%
16 Lots	\$215,646.12	\$162,711.23	32.53%	\$196,450.	\$139,900.	40.42%	120	147	-18.37%
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	\$298,192.84	\$255,763.42	16.59%	\$219,540.	\$144,525.	51.90%	122	148	-17.57%
19 Business	\$557,110.50	\$121,095.64	360.06%	\$350,000.	\$85,000.	311.76%	232	170	36.47%
20 Commercial	\$675,017.56	\$457,920.12	47.41%	\$1,650,000.	\$287,250.	474.41%	117	87	34.48%
21 Land	\$1,068,222.25	\$1,131,035.75	-5.55%	\$1,050,000.	\$877,500.	19.66%	164	155	5.81%
22 Leases	\$123,810.42	\$116,300.08	6.46%	\$199,858.	\$1,800,000.	-88.90%	241	222	8.56%
23 IC&I TOTAL	\$450,588.	\$321,030.21	40.36%	\$156,000.	\$115,760.	34.76%	196	168	16.67%
24 GRAND TOTAL	\$405,119.50	\$341,183.65	18.74%	\$353,000.	\$300,000.	17.67%	68	72	-5.56%