

# **Shuswap 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
<b>Year = 2007</b>						
<b>Month = August</b>						
<b>Area = Central Zone</b>						
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%			
<b>Area = North Zone</b>						
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%			
<b>Area = Shuswap Zone</b>						
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%			
<b>Area = Grand Total</b>						
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	166	\$59,382,608.	69	\$26,401,204.
Last Month	144	\$47,357,640.	59	\$20,395,938.
This Month Last Year	144	\$38,425,724.	57	\$17,555,324.

Description	Total Listings Taken	Inventory
This Month	279	1059
Last Month	235	1019
This Month Last Year	251	966

# Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
Year = 2007	
Month = 8	
Area = SH	
7 Ratio of Sales vs. Inventory	15.68%
8 Condo/Apt -- Sales	9
9 Condo/Apt -- New Listings	14
10 Condo/Apt -- Current Inventory	36
11 Condo/Apt -- Sell/Inv. Ratio	25.00%
12 Condo/Apt -- Days to Sell	69
13 Condo/Townhouse -- Sales	8
14 Condo/Townhouse -- New Listings	27
15 Condo/Townhouse -- Current Inventory	58
16 Condo/Townhouse -- Sell/Inv. Ratio	13.79%
17 Condo/Townhouse -- Days to Sell	76
18 Lots -- Sales	39
19 Lots -- New Listings	44
20 Lots -- Current Inventory	271
21 Lots -- Sell/Inv. Ratio	14.39%
22 Lots -- Days to Sell	83
23 Residential -- Sales	69
24 Residential -- New Listings	107
25 Residential -- Current Inventory	276
26 Residential -- Sell/Inv. Ratio	25.00%
27 Residential -- Days to Sell	72
28 Average House Price	\$382,626.12
29 Median House Price	\$373,000.

## 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	43	23	86.96%	193	176	9.66%	115	110	4.55%
2 Duplex	0	1	-100.00%	7	14	-50.00%	4	11	-63.64%
3 Mobile Home	17	16	6.25%	138	111	24.32%	49	41	19.51%
4 Recreational	8	4	100.00%	55	33	66.67%	36	15	140.00%
5 Residential	107	97	10.31%	689	644	6.99%	276	283	-2.47%
6 Residential WF	4	12	-66.67%	75	59	27.12%	65	30	116.67%
7 3/4-Plex	0	0	0.00%	8	1	700.00%	4	1	300.00%
8 Timeshare	0	0	0.00%	0	2	-100.00%	0	2	-100.00%
9 Apartment	14	3	366.67%	57	44	29.55%	36	21	71.43%
10 Townhouse	27	16	68.75%	133	84	58.33%	58	52	11.54%
11 RES. TOTAL	220	172	27.91%	1355	1168	16.01%	643	566	13.60%
12 FARMS	4	5	-20.00%	33	26	26.92%	22	21	4.76%
13 MULTIFAMILY	0	2	-100.00%	4	8	-50.00%	1	9	-88.89%
14 Acreage	12	14	-14.29%	99	89	11.24%	80	64	25.00%
15 Acreage WF	0	1	-100.00%	10	15	-33.33%	14	16	-12.50%
16 Lots	31	35	-11.43%	311	270	15.19%	166	131	26.72%
17 Lots WF	1	1	0.00%	17	16	6.25%	11	11	0.00%
18 LOTS TOTAL	44	51	-13.73%	438	393	11.45%	271	222	22.07%
19 Business	6	9	-33.33%	52	66	-21.21%	56	67	-16.42%
20 Commercial	0	5	-100.00%	29	33	-12.12%	29	37	-21.62%
21 Land	4	2	100.00%	30	19	57.89%	23	26	-11.54%
22 Leases	1	5	-80.00%	11	16	-31.25%	14	18	-22.22%
23 IC&I TOTAL	11	21	-47.62%	122	134	-8.96%	122	148	-17.57%
24 GRAND TOTAL	279	251	11.16%	1952	1729	12.90%	1059	966	9.63%

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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
<b>Area = SH</b>								
1 Acreage/House	12	10	20.00%	\$6,886,200.	\$3,691,500.	86.54%	95.33%	89.14%
2 Duplex	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
3 Mobile Home	19	13	46.15%	\$1,918,000.	\$603,400.	217.87%	91.63%	91.21%
4 Recreational	2	11	-81.82%	\$799,000.	\$3,726,900.	-78.56%	90.89%	93.06%
5 Residential	69	57	21.05%	\$26,401,204.	\$17,555,324.	50.39%	95.05%	93.96%
6 Residential WF	4	5	-20.00%	\$3,975,000.	\$2,870,000.	38.50%	87.15%	84.13%
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	9	6	50.00%	\$2,103,900.	\$1,292,900.	62.73%	94.78%	97.92%
10 Townhouse	8	7	14.29%	\$2,391,900.	\$1,818,900.	31.50%	96.11%	105.54%
11 RES. TOTAL	123	109	12.84%	\$44,475,204.	\$31,558,924.	40.93%	94.27%	93.61%
12 FARMS	1	0	0.00%	\$399,000.	\$0.	0.00%	100.00%	0.00%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	8	4	100.00%	\$6,576,500.	\$1,034,000.	536.03%	97.52%	92.67%
15 Acreage WF	2	0	0.00%	\$2,755,000.	\$0.	0.00%	80.30%	0.00%
16 Lots	27	27	0.00%	\$3,448,900.	\$2,612,800.	32.00%	94.21%	96.21%
17 Lots WF	1	0	0.00%	\$154,000.	\$0.	0.00%	96.85%	0.00%
18 LOTS TOTAL	39	31	25.81%	\$13,105,400.	\$3,646,800.	259.37%	94.13%	95.76%
19 Business	0	2	-100.00%	\$0.	\$2,400,000.	0.00%	0.00%	98.76%
20 Commercial	1	1	0.00%	\$203,000.	\$415,000.	-51.08%	92.31%	86.47%
21 Land	1	1	0.00%	\$1,200,000.	\$405,000.	196.30%	100.00%	126.56%
22 Leases	1	0	0.00%	\$6.50	\$0.	0.00%	100.00%	0.00%
23 IC&I TOTAL	3	4	-25.00%	\$1,403,006.50	\$3,220,000.	-56.43%	97.43%	102.63%
24 GRAND TOTAL	166	144	15.28%	\$59,382,608.	\$38,425,724.	54.54%	94.33%	94.32%

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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
<b>Area = SH</b>								
1 Acreage/House	98	73	34.25%	\$48,607,636.	\$28,700,440.	69.36%	95.12%	94.65%
2 Duplex	5	5	0.00%	\$1,894,500.	\$560,500.	238.00%	91.98%	88.25%
3 Mobile Home	99	87	13.79%	\$9,466,465.	\$4,659,250.	103.18%	92.60%	90.08%
4 Recreational	15	26	-42.31%	\$6,418,500.	\$7,050,900.	-8.97%	95.15%	90.44%
5 Residential	457	373	22.52%	\$153,198,416.	\$101,911,000.	50.33%	96.26%	95.51%
6 Residential WF	26	34	-23.53%	\$22,825,204.	\$22,220,800.	2.72%	91.40%	93.62%
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	43	36	19.44%	\$9,799,500.	\$8,837,704.	10.88%	98.47%	100.00%
10 Townhouse	86	61	40.98%	\$30,689,600.	\$15,836,957.	93.78%	97.56%	103.98%
11 RES. TOTAL	833	695	19.86%	\$284,347,328.	\$189,777,552.	49.83%	95.74%	95.38%
12 FARMS	10	6	66.67%	\$7,416,000.	\$5,635,000.	31.61%	93.70%	89.29%
13 MULTIFAMILY	3	4	-25.00%	\$1,440,500.	\$2,579,000.	-44.15%	100.37%	100.76%
14 Acreage	50	56	-10.71%	\$23,450,550.	\$9,242,700.	153.72%	95.78%	96.40%
15 Acreage WF	2	2	0.00%	\$2,755,000.	\$930,000.	196.24%	80.30%	86.25%
16 Lots	186	208	-10.58%	\$21,841,140.	\$17,021,900.	28.31%	97.04%	96.93%
17 Lots WF	9	7	28.57%	\$3,291,000.	\$1,540,000.	113.70%	95.70%	97.74%
18 LOTS TOTAL	249	274	-9.12%	\$51,888,692.	\$28,818,600.	80.05%	96.57%	96.75%
19 Business	11	13	-15.38%	\$3,483,000.	\$12,825,000.	-72.84%	89.06%	87.42%
20 Commercial	9	13	-30.77%	\$5,805,500.	\$6,445,000.	-9.92%	90.12%	89.62%
21 Land	9	9	0.00%	\$6,599,900.	\$6,936,000.	-4.85%	91.48%	98.21%
22 Leases	5	1	400.00%	\$693,834.	\$55,000.	1161.52%	98.31%	0.00%
23 IC&I TOTAL	34	36	-5.56%	\$16,582,234.	\$26,261,000.	-36.86%	90.90%	91.01%
24 GRAND TOTAL	1129	1015	11.23%	\$361,674,752.	\$253,071,152.	42.91%	95.78%	95.58%

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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 %
<b>Area = SH</b>									
1 Acreage/House	\$573,850.	\$369,150.	55.45%	\$447,500.	\$370,000.	20.95%	79	114	-30.70%
2 Duplex	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
3 Mobile Home	\$100,947.36	\$46,415.38	117.49%	\$87,000.	\$35,500.	145.07%	42	75	-44.00%
4 Recreational	\$399,500.	\$338,809.09	17.91%	\$399,500.	\$366,000.	9.15%	75	82	-8.54%
5 Residential	\$382,626.12	\$307,988.15	24.23%	\$373,000.	\$295,000.	26.44%	72	70	2.86%
6 Residential WF	\$993,750.	\$574,000.	73.13%	\$1,010,000.	\$550,000.	83.64%	118	201	-41.29%
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	\$233,766.67	\$215,483.32	8.48%	\$211,000.	\$180,000.	17.22%	69	112	-38.39%
10 Townhouse	\$298,987.50	\$259,842.85	15.06%	\$242,500.	\$234,900.	3.24%	76	242	-68.60%
11 RES. TOTAL	\$361,587.03	\$289,531.43	24.89%	\$335,000.	\$282,500.	18.58%	70	95	-26.32%
12 FARMS	\$399,000.	\$0.	0.00%	\$399,000.	\$0.	0.00%	99	0	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$822,062.50	\$258,500.	218.01%	\$227,250.	\$151,500.	50.00%	128	27	374.07%
15 Acreage WF	\$1,377,500.	\$0.	0.00%	\$1,377,500.	\$0.	0.00%	97	0	0.00%
16 Lots	\$127,737.03	\$96,770.36	32.00%	\$102,000.	\$96,400.	5.81%	69	126	-45.24%
17 Lots WF	\$154,000.	\$0.	0.00%	\$154,000.	\$0.	0.00%	31	0	0.00%
18 LOTS TOTAL	\$336,035.90	\$117,638.71	185.65%	\$154,000.	\$104,900.	46.81%	83	113	-26.55%
19 Business	\$0.	\$1,200,000.	0.00%	\$0.	\$1,200,000.	0.00%	0	186	0.00%
20 Commercial	\$203,000.	\$415,000.	-51.08%	\$203,000.	\$415,000.	-51.08%	1185	70	1592.86%
21 Land	\$1,200,000.	\$405,000.	196.30%	\$1,200,000.	\$405,000.	196.30%	88	805	-89.07%
22 Leases	\$6.50	\$0.	0.00%	\$6.50	\$0.	0.00%	99	0	0.00%
23 IC&I TOTAL	\$467,668.84	\$805,000.	-41.90%	\$203,000.	\$582,500.	-65.15%	457	311	46.95%
24 GRAND TOTAL	\$357,726.56	\$266,845.31	34.06%	\$314,950.	\$230,950.	36.37%	80	105	-23.81%

**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	\$495,996.28	\$393,156.71	26.16%	\$413,500.	\$351,700.	17.57%	128	108	18.52%
2 Duplex	\$378,900.	\$112,100.	238.00%	\$325,000.	\$112,000.	190.18%	93	119	-21.85%
3 Mobile Home	\$95,620.85	\$53,554.59	78.55%	\$78,000.	\$46,650.	67.20%	65	66	-1.52%
4 Recreational	\$427,900.	\$271,188.46	57.79%	\$342,000.	\$199,500.	71.43%	57	100	-43.00%
5 Residential	\$335,226.28	\$273,219.84	22.69%	\$333,500.	\$275,000.	21.27%	82	67	22.39%
6 Residential WF	\$877,892.50	\$653,552.93	34.33%	\$890,000.	\$574,950.	54.80%	99	140	-29.29%
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	\$227,895.34	\$245,491.78	-7.17%	\$207,500.	\$214,700.	-3.35%	167	94	77.66%
10 Townhouse	\$356,855.81	\$259,622.25	37.45%	\$292,000.	\$236,000.	23.73%	146	187	-21.93%
11 RES. TOTAL	\$341,353.31	\$273,061.21	25.01%	\$319,900.	\$250,000.	27.96%	96	88	9.09%
12 FARMS	\$741,600.	\$939,166.68	-21.04%	\$593,250.	\$920,000.	-35.52%	166	147	12.93%
13 MULTIFAMILY	\$480,166.65	\$644,750.	-25.53%	\$483,000.	\$379,500.	27.27%	275	368	-25.27%
14 Acreage	\$469,011.	\$165,048.21	184.17%	\$224,500.	\$139,500.	60.93%	169	137	23.36%
15 Acreage WF	\$1,377,500.	\$465,000.	196.24%	\$1,377,500.	\$465,000.	196.24%	97	175	-44.57%
16 Lots	\$117,425.49	\$81,836.05	43.49%	\$100,580.	\$81,500.	23.41%	108	114	-5.26%
17 Lots WF	\$365,666.65	\$220,000.	66.21%	\$300,000.	\$175,000.	71.43%	106	114	-7.02%
18 LOTS TOTAL	\$208,388.31	\$105,177.37	98.13%	\$118,000.	\$87,500.	34.86%	121	119	1.68%
19 Business	\$316,636.37	\$986,538.43	-67.90%	\$105,000.	\$750,000.	-86.00%	131	178	-26.40%
20 Commercial	\$645,055.56	\$495,769.21	30.11%	\$879,000.	\$355,000.	147.61%	274	340	-19.41%
21 Land	\$733,322.25	\$770,666.68	-4.85%	\$780,000.	\$310,000.	151.61%	280	399	-29.82%
22 Leases	\$138,766.79	\$55,000.	152.30%	\$6.50	\$55,000.	-99.99%	96	323	-70.28%
23 IC&I TOTAL	\$487,712.75	\$729,472.25	-33.14%	\$342,500.	\$332,500.	3.01%	203	296	-31.42%
24 GRAND TOTAL	\$320,349.62	\$249,331.18	28.48%	\$279,000.	\$205,000.	36.10%	106	105	0.95%