

Central Zone Monthly Statistics

August 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
Year = 2008						
Month = August						
Area = Central Zone						
1 Units Listed	1126	983	14.55%	10061	7677	31.05%
2 Units Sold	271	600	-54.83%	3065	4608	-33.49%
3 Sales Volume	\$118,024,624.	\$265,781,152.	-55.59%	\$1,336,417,408.	\$1,866,098,560.	-28.38%
4 List/Sell Ratio	92.59%	96.22%		95.40%	96.65%	
5 Days to Sell	81	61	32.79%	75	68	10.29%
6 Active Listings	5588	2973	87.96%			
Area = North Zone						
1 Units Listed	367	406	-9.61%	3701	3215	15.12%
2 Units Sold	133	245	-45.71%	1203	1907	-36.92%
3 Sales Volume	\$51,618,352.	\$83,020,944.	-37.82%	\$463,364,544.	\$639,975,808.	-27.60%
4 List/Sell Ratio	91.85%	97.22%		94.79%	96.62%	
5 Days to Sell	107	74	44.59%	95	85	11.76%
6 Active Listings	2457	1610	52.61%			
Area = Shuswap Zone						
1 Units Listed	243	281	-13.52%	2528	1953	29.44%
2 Units Sold	96	166	-42.17%	702	1127	-37.71%
3 Sales Volume	\$33,001,282.	\$58,383,108.	-43.47%	\$228,642,976.	\$359,284,224.	-36.36%
4 List/Sell Ratio	90.21%	94.34%		93.02%	95.77%	
5 Days to Sell	94	79	18.99%	96	106	-9.43%
6 Active Listings	1822	1059	72.05%			
Area = Grand Total						
1 Units Listed	1736	1670	3.95%	16290	12845	26.82%
2 Units Sold	500	1011	-50.54%	4970	7642	-34.96%
3 Sales Volume	\$202,644,256.	\$407,185,216.	-50.23%	\$2,028,424,832.	\$2,865,358,592.	-29.21%
4 List/Sell Ratio	91.94%	96.15%		94.91%	96.51%	
5 Days to Sell	90	67	34.33%	82	78	5.13%
6 Active Listings	9867	5642	74.88%			

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Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	271	\$118,024,624.	122	\$60,444,840.
Last Month	334	\$138,254,480.	146	\$74,118,672.
This Month Last Year	600	\$265,781,152.	285	\$141,434,032.

Description	Total Listings Taken	Inventory
This Month	1126	5588
Last Month	1419	5489
This Month Last Year	983	2973

Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
Year = 2008	
Month = 8	
Area = CO	
7 Ratio of Sales vs. Inventory	4.85%
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8 Condo/Apt -- Sales	63
9 Condo/Apt -- New Listings	259
10 Condo/Apt -- Current Inventory	1305
11 Condo/Apt -- Sell/Inv. Ratio	4.83%
12 Condo/Apt -- Days to Sell	77
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13 Condo/Townhouse -- Sales	35
14 Condo/Townhouse -- New Listings	151
15 Condo/Townhouse -- Current Inventory	566
16 Condo/Townhouse -- Sell/Inv. Ratio	6.18%
17 Condo/Townhouse -- Days to Sell	64
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18 Lots -- Sales	8
19 Lots -- New Listings	64
20 Lots -- Current Inventory	590
21 Lots -- Sell/Inv. Ratio	1.36%
22 Lots -- Days to Sell	141
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23 Residential -- Sales	122
24 Residential -- New Listings	424
25 Residential -- Current Inventory	1942
26 Residential -- Sell/Inv. Ratio	6.28%
27 Residential -- Days to Sell	67
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28 Average House Price	\$495,449.50
29 Median House Price	\$461,500.
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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 = CO									
1 Acreage/House	35	37	-5.41%	348	254	37.01%	236	151	56.29%
2 Duplex	27	14	92.86%	199	187	6.42%	97	36	169.44%
3 Mobile Home	54	68	-20.59%	515	393	31.04%	231	167	38.32%
4 Recreational	11	19	-42.11%	71	120	-40.83%	69	80	-13.75%
5 Residential	424	436	-2.75%	4118	3304	24.64%	1942	1015	91.33%
6 Residential WF	28	14	100.00%	143	115	24.35%	99	49	102.04%
7 3/4-Plex	1	0	0.00%	15	14	7.14%	8	3	166.67%
8 Timeshare	2	2	0.00%	12	11	9.09%	9	12	-25.00%
9 Apartment	259	202	28.22%	2316	1441	60.72%	1305	525	148.57%
10 Townhouse	151	86	75.58%	1080	755	43.05%	566	216	162.04%
11 RES. TOTAL	992	878	12.98%	8817	6594	33.71%	4562	2254	102.40%
12 FARMS	12	13	-7.69%	90	80	12.50%	73	61	19.67%
13 MULTIFAMILY	1	0	0.00%	17	9	88.89%	9	2	350.00%
14 Acreage	12	9	33.33%	151	110	37.27%	120	65	84.62%
15 Acreage WF	2	0	0.00%	17	12	41.67%	13	12	8.33%
16 Lots	44	44	0.00%	516	528	-2.27%	441	290	52.07%
17 Lots WF	5	2	150.00%	24	18	33.33%	16	10	60.00%
18 LOTS TOTAL	64	55	16.36%	713	671	6.26%	590	377	56.50%
19 Business	10	17	-41.18%	92	107	-14.02%	76	84	-9.52%
20 Commercial	23	6	283.33%	121	54	124.07%	89	29	206.90%
21 Land	7	6	16.67%	77	51	50.98%	66	75	-12.00%
22 Leases	17	8	112.50%	132	110	20.00%	123	91	35.16%
23 IC&I TOTAL	57	37	54.05%	422	322	31.06%	354	279	26.88%
24 GRAND TOTAL	1126	983	14.55%	10061	7677	31.05%	5588	2973	87.96%

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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
Area = CO											
1 Acreage/House	5		15	-66.67%	\$8,875,000.		\$19,096,000.	-53.52%	91.51%		93.57%
2 Duplex	9		16	-43.75%	\$3,135,600.		\$5,928,900.	-47.11%	93.55%		95.93%
3 Mobile Home	17		24	-29.17%	\$1,867,300.		\$2,658,500.	-29.76%	87.63%		90.16%
4 Recreational	1		4	-75.00%	\$53,500.		\$800,150.	-93.31%	89.91%		86.98%
5 Residential	122		285	-57.19%	\$60,444,840.		\$141,434,032.	-57.26%	93.77%		96.93%
6 Residential WF	3		6	-50.00%	\$4,705,000.		\$11,695,000.	-59.77%	90.75%		92.24%
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	63		131	-51.91%	\$17,382,000.		\$38,518,696.	-54.87%	91.26%		97.48%
10 Townhouse	35		73	-52.05%	\$15,004,975.		\$27,449,600.	-45.34%	93.59%		96.57%
11 RES. TOTAL	255		554	-53.97%	\$111,468,216.		\$247,580,880.	-54.98%	92.62%		96.47%
12 FARMS	1		0	0.00%	\$900,000.		\$0.	0.00%	81.89%		0.00%
13 MULTIFAMILY	0		1	-100.00%	\$0.		\$3,155,000.	0.00%	0.00%		90.14%
14 Acreage	1		8	-87.50%	\$800,000.		\$5,469,900.	-85.37%	91.42%		90.38%
15 Acreage WF	0		0	0.00%	\$0.		\$0.	0.00%	0.00%		0.00%
16 Lots	7		32	-78.13%	\$1,366,500.		\$6,586,004.	-79.25%	93.65%		94.10%
17 Lots WF	0		0	0.00%	\$0.		\$0.	0.00%	0.00%		0.00%
18 LOTS TOTAL	8		40	-80.00%	\$2,166,500.		\$12,055,904.	-82.03%	93.37%		93.36%
19 Business	0		0	0.00%	\$0.		\$0.	0.00%	0.00%		0.00%
20 Commercial	1		3	-66.67%	\$680,000.		\$2,826,000.	-75.94%	94.44%		89.89%
21 Land	1		0	0.00%	\$2,490,000.		\$0.	0.00%	73.23%		0.00%
22 Leases	5		2	150.00%	\$319,912.50		\$163,363.53	95.83%	100.00%		0.00%
23 IC&I TOTAL	7		5	40.00%	\$3,489,912.50		\$2,989,363.50	16.74%	91.91%		89.89%
24 GRAND TOTAL	271		600	-54.83%	\$118,024,624.		\$265,781,152.	-55.59%	92.59%		96.22%

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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
Area = CO								
1 Acreage/House	63	81	-22.22%	\$65,788,900.	\$70,980,200.	-7.31%	91.75%	94.50%
2 Duplex	79	153	-48.37%	\$30,956,488.	\$53,665,036.	-42.32%	95.65%	96.77%
3 Mobile Home	204	211	-3.32%	\$24,859,016.	\$22,532,248.	10.33%	91.01%	92.79%
4 Recreational	9	46	-80.43%	\$2,192,562.	\$16,206,050.	-86.47%	92.31%	95.41%
5 Residential	1400	2140	-34.58%	\$719,924,160.	\$1,006,167,808.	-28.45%	96.18%	97.24%
6 Residential WF	20	43	-53.49%	\$51,987,500.	\$82,104,000.	-36.68%	92.61%	92.41%
7 3/4-Plex	4	13	-69.23%	\$2,145,000.	\$6,215,500.	-65.49%	98.74%	94.83%
8 Timeshare	1	5	-80.00%	\$2,000.	\$33,200.	-93.98%	36.36%	87.47%
9 Apartment	660	942	-29.94%	\$193,888,304.	\$250,892,304.	-22.72%	95.68%	97.15%
10 Townhouse	344	551	-37.57%	\$135,091,648.	\$191,256,736.	-29.37%	96.27%	97.17%
11 RES. TOTAL	2784	4185	-33.48%	\$1,226,835,584.	\$1,700,053,120.	-27.84%	95.52%	96.83%
12 FARMS	9	13	-30.77%	\$9,685,000.	\$13,484,000.	-28.17%	89.62%	91.69%
13 MULTIFAMILY	1	6	-83.33%	\$860,000.	\$10,562,000.	-91.86%	98.28%	93.28%
14 Acreage	21	32	-34.38%	\$12,577,050.	\$21,149,800.	-40.53%	92.35%	94.46%
15 Acreage WF	2	1	100.00%	\$2,150,000.	\$1,400,000.	53.57%	91.17%	100.00%
16 Lots	121	221	-45.25%	\$28,765,454.	\$47,655,048.	-39.64%	95.95%	96.69%
17 Lots WF	1	6	-83.33%	\$1,700,000.	\$7,240,000.	-76.52%	94.44%	93.86%
18 LOTS TOTAL	145	260	-44.23%	\$45,192,504.	\$77,444,848.	-41.65%	95.36%	96.36%
19 Business	18	19	-5.26%	\$4,815,200.	\$10,585,100.	-54.51%	80.60%	72.24%
20 Commercial	27	39	-30.77%	\$17,706,628.	\$26,325,684.	-32.74%	97.51%	94.55%
21 Land	19	18	5.56%	\$25,158,750.	\$19,228,000.	30.84%	90.62%	95.94%
22 Leases	62	68	-8.82%	\$6,163,739.	\$8,415,836.	-26.76%	96.83%	100.00%
23 IC&I TOTAL	126	144	-12.50%	\$53,844,320.	\$64,554,620.	-16.59%	90.98%	89.44%
24 GRAND TOTAL	3065	4608	-33.49%	\$1,336,417,408.	\$1,866,098,560.	-28.38%	95.40%	96.65%

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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 %
Area = CO									
1 Acreage/House	\$1,775,000.	\$1,273,066.62	39.43%	\$880,000.	\$1,000,000.	-12.00%	86	86	0.00%
2 Duplex	\$348,400.	\$370,556.25	-5.98%	\$320,000.	\$361,700.	-11.53%	74	58	27.59%
3 Mobile Home	\$109,841.17	\$110,770.83	-0.84%	\$109,000.	\$99,000.	10.10%	63	65	-3.08%
4 Recreational	\$53,500.	\$200,037.50	-73.26%	\$53,500.	\$169,375.	-68.41%	70	215	-67.44%
5 Residential	\$495,449.50	\$496,259.78	-0.16%	\$461,500.	\$450,000.	2.56%	67	54	24.07%
6 Residential WF	\$1,568,333.37	\$1,949,166.62	-19.54%	\$1,565,000.	\$1,990,000.	-21.36%	230	63	265.08%
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	\$275,904.75	\$294,035.84	-6.17%	\$248,500.	\$253,000.	-1.78%	77	61	26.23%
10 Townhouse	\$428,713.56	\$376,021.90	14.01%	\$375,900.	\$348,000.	8.02%	64	46	39.13%
11 RES. TOTAL	\$437,130.25	\$446,896.90	-2.19%	\$392,500.	\$395,000.	-0.63%	71	57	24.56%
12 FARMS	\$900,000.	\$0.	0.00%	\$900,000.	\$0.	0.00%	45	0	0.00%
13 MULTIFAMILY	\$0.	\$3,155,000.	0.00%	\$0.	\$3,155,000.	0.00%	0	148	0.00%
14 Acreage	\$800,000.	\$683,737.50	17.00%	\$800,000.	\$361,950.	121.03%	148	101	46.53%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$195,214.28	\$205,812.62	-5.15%	\$199,000.	\$184,000.	8.15%	140	82	70.73%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$270,812.50	\$301,397.59	-10.15%	\$204,500.	\$206,000.	-0.73%	141	86	63.95%
19 Business	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
20 Commercial	\$680,000.	\$942,000.	-27.81%	\$680,000.	\$1,650,000.	-58.79%	12	74	-83.78%
21 Land	\$2,490,000.	\$0.	0.00%	\$2,490,000.	\$0.	0.00%	166	0	0.00%
22 Leases	\$63,982.50	\$81,681.76	-21.67%	\$16,800.	\$81,681.76	-79.43%	494	635	-22.20%
23 IC&I TOTAL	\$498,558.93	\$597,872.68	-16.61%	\$33,040.	\$226,000.	-85.38%	378	298	26.85%
24 GRAND TOTAL	\$435,515.21	\$442,968.59	-1.68%	\$385,000.	\$382,000.	0.79%	81	61	32.79%

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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	\$1,044,268.25	\$876,298.75	19.17%	\$797,000.	\$715,000.	11.47%	93	90	3.33%
2 Duplex	\$391,854.28	\$350,751.87	11.72%	\$358,000.	\$315,000.	13.65%	60	51	17.65%
3 Mobile Home	\$121,857.91	\$106,787.90	14.11%	\$111,500.	\$97,500.	14.36%	67	59	13.56%
4 Recreational	\$243,618.	\$352,305.43	-30.85%	\$221,062.	\$317,450.	-30.36%	170	126	34.92%
5 Residential	\$514,231.53	\$470,171.87	9.37%	\$480,000.	\$429,000.	11.89%	60	56	7.14%
6 Residential WF	\$2,599,375.	\$1,909,395.37	36.14%	\$2,257,500.	\$1,650,000.	36.82%	111	83	33.73%
7 3/4-Plex	\$536,250.	\$478,115.37	12.16%	\$500,000.	\$470,000.	6.38%	87	64	35.94%
8 Timeshare	\$2,000.	\$6,640.	-69.88%	\$2,000.	\$5,700.	-64.91%	168	207	-18.84%
9 Apartment	\$293,770.15	\$266,340.03	10.30%	\$262,700.	\$237,900.	10.42%	67	66	1.52%
10 Townhouse	\$392,708.28	\$347,108.43	13.14%	\$359,450.	\$323,750.	11.03%	70	55	27.27%
11 RES. TOTAL	\$440,673.68	\$406,225.34	8.48%	\$400,500.	\$362,000.	10.64%	65	60	8.33%
12 FARMS	\$1,076,111.12	\$1,037,230.75	3.75%	\$1,100,000.	\$870,000.	26.44%	154	134	14.93%
13 MULTIFAMILY	\$860,000.	\$1,760,333.37	-51.15%	\$860,000.	\$2,337,500.	-63.21%	28	65	-56.92%
14 Acreage	\$598,907.12	\$660,931.25	-9.38%	\$545,000.	\$402,000.	35.57%	131	132	-0.76%
15 Acreage WF	\$1,075,000.	\$1,400,000.	-23.21%	\$1,075,000.	\$1,400,000.	-23.21%	221	100	121.00%
16 Lots	\$237,731.01	\$215,633.70	10.25%	\$210,000.	\$195,000.	7.69%	133	120	10.83%
17 Lots WF	\$1,700,000.	\$1,206,666.62	40.88%	\$1,700,000.	\$1,242,500.	36.82%	157	157	0.00%
18 LOTS TOTAL	\$311,672.43	\$297,864.81	4.64%	\$225,000.	\$219,720.	2.40%	134	122	9.84%
19 Business	\$267,511.12	\$557,110.50	-51.98%	\$670,450.	\$424,000.	58.12%	204	232	-12.07%
20 Commercial	\$655,801.06	\$675,017.56	-2.85%	\$345,000.	\$950,000.	-63.68%	118	117	0.85%
21 Land	\$1,324,144.75	\$1,068,222.25	23.96%	\$925,000.	\$1,012,500.	-8.64%	342	164	108.54%
22 Leases	\$99,415.14	\$123,810.42	-19.70%	\$2,923.75	\$9,013.53	-67.56%	214	241	-11.20%
23 IC&I TOTAL	\$427,335.84	\$450,588.	-5.16%	\$168,100.	\$156,000.	7.76%	211	196	7.65%
24 GRAND TOTAL	\$436,025.25	\$405,031.06	7.65%	\$395,000.	\$353,000.	11.90%	75	68	10.29%