

# **Central Zone Monthly Statistics**

August 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
<b>Year = 2009</b>						
<b>Month = August</b>						
<b>Area = Central Zone</b>						
1 Units Listed	880	1126	-21.85%	8316	10062	-17.35%
2 Units Sold	380	274	38.69%	2513	3065	-18.01%
3 Sales Volume	\$153,617,328.	\$120,024,728.	27.99%	\$977,135,488.	\$1,335,312,512.	-26.82%
4 List/Sell Ratio	91.90%	92.47%		90.89%	95.38%	
5 Days to Sell	102	82	24.39%	99	75	32.00%
6 Active Listings	5347	5588	-4.31%			
<b>Area = North Zone</b>						
1 Units Listed	361	367	-1.63%	3198	3692	-13.38%
2 Units Sold	154	134	14.93%	1069	1198	-10.77%
3 Sales Volume	\$50,184,792.	\$51,988,352.	-3.47%	\$366,295,648.	\$458,584,288.	-20.12%
4 List/Sell Ratio	90.12%	91.89%		90.18%	94.79%	
5 Days to Sell	119	106	12.26%	124	95	30.53%
6 Active Listings	2530	2457	2.97%			
<b>Area = Shuswap Zone</b>						
1 Units Listed	222	221	0.45%	1808	2357	-23.29%
2 Units Sold	90	85	5.88%	479	642	-25.39%
3 Sales Volume	\$28,705,370.	\$29,701,882.	-3.36%	\$148,828,656.	\$208,352,688.	-28.57%
4 List/Sell Ratio	88.20%	89.82%		87.21%	92.92%	
5 Days to Sell	122	97	25.77%	140	98	42.86%
6 Active Listings	1705	1822	-6.42%			
<b>Area = Grand Total</b>						
1 Units Listed	1463	1714	-14.64%	13322	16111	-17.31%
2 Units Sold	624	493	26.57%	4061	4905	-17.21%
3 Sales Volume	\$232,507,488.	\$201,714,960.	15.27%	\$1,492,259,840.	\$2,002,249,472.	-25.47%
4 List/Sell Ratio	90.91%	91.85%		90.27%	94.91%	
5 Days to Sell	109	91	19.78%	111	83	33.73%
6 Active Listings	9582	9867	-2.89%			

# Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	380	\$153,617,328.	173	\$81,089,896.
Last Month	469	\$189,055,408.	232	\$111,995,448.
This Month Last Year	274	\$120,024,728.	123	\$61,344,840.

Description	Total Listings Taken	Inventory
This Month	880	5347
Last Month	1096	5402
This Month Last Year	1126	5588

# Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
<b>Year = 2009</b>	
<b>Month = 8</b>	
<b>Area = CO</b>	
7 Ratio of Sales vs. Inventory	7.11%
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8 Condo/Apt -- Sales	65
9 Condo/Apt -- New Listings	154
10 Condo/Apt -- Current Inventory	1061
11 Condo/Apt -- Sell/Inv. Ratio	6.13%
12 Condo/Apt -- Days to Sell	111
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13 Condo/Townhouse -- Sales	70
14 Condo/Townhouse -- New Listings	106
15 Condo/Townhouse -- Current Inventory	501
16 Condo/Townhouse -- Sell/Inv. Ratio	13.97%
17 Condo/Townhouse -- Days to Sell	114
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18 Lots -- Sales	10
19 Lots -- New Listings	65
20 Lots -- Current Inventory	927
21 Lots -- Sell/Inv. Ratio	1.08%
22 Lots -- Days to Sell	145
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23 Residential -- Sales	173
24 Residential -- New Listings	382
25 Residential -- Current Inventory	1675
26 Residential -- Sell/Inv. Ratio	10.33%
27 Residential -- Days to Sell	82
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28 Average House Price	\$468,727.75
29 Median House Price	\$450,000.
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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%
<b>Zone = CO</b>									
1 Acreage/House	33	33	0.00%	270	345	-21.74%	212	236	-10.17%
2 Duplex	11	27	-59.26%	148	199	-25.63%	67	97	-30.93%
3 Mobile Home	52	55	-5.45%	379	516	-26.55%	228	231	-1.30%
4 Recreational	3	9	-66.67%	54	67	-19.40%	49	69	-28.99%
5 Residential	382	428	-10.75%	3365	4126	-18.44%	1675	1942	-13.75%
6 Residential WF	14	28	-50.00%	118	146	-19.18%	110	99	11.11%
7 3/4-Plex	1	1	0.00%	12	16	-25.00%	6	8	-25.00%
8 Timeshare	0	2	-100.00%	5	13	-61.54%	5	9	-44.44%
9 Apartment	154	258	-40.31%	1655	2316	-28.54%	1061	1305	-18.70%
10 Townhouse	106	151	-29.80%	890	1076	-17.29%	501	566	-11.48%
11 RES. TOTAL	756	992	-23.79%	6896	8820	-21.81%	3914	4562	-14.20%
12 FARMS	7	12	-41.67%	79	90	-12.22%	76	73	4.11%
13 MULTIFAMILY	4	1	300.00%	21	16	31.25%	11	9	22.22%
14 Acreage	5	12	-58.33%	103	152	-32.24%	128	120	6.67%
15 Acreage WF	2	3	-33.33%	20	18	11.11%	20	13	53.85%
16 Lots	58	44	31.82%	724	515	40.58%	756	441	71.43%
17 Lots WF	0	4	-100.00%	19	23	-17.39%	23	16	43.75%
18 LOTS TOTAL	65	64	1.56%	872	713	22.30%	927	590	57.12%
19 Business	10	10	0.00%	74	92	-19.57%	72	76	-5.26%
20 Commercial	11	23	-52.17%	93	121	-23.14%	104	89	16.85%
21 Land	7	7	0.00%	86	77	11.69%	82	66	24.24%
22 Leases	20	17	17.65%	195	132	47.73%	161	123	30.89%
23 IC&I TOTAL	48	57	-15.79%	448	422	6.16%	419	354	18.36%
24 GRAND TOTAL	880	1126	-21.85%	8316	10062	-17.35%	5347	5588	-4.31%

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

## 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 = CO</b>								
1 Acreage/House	7	5	40.00%	\$4,507,500.	\$8,875,000.	-49.21%	91.09%	91.51%
2 Duplex	10	9	11.11%	\$3,217,000.	\$3,135,600.	2.60%	94.33%	93.55%
3 Mobile Home	26	17	52.94%	\$2,626,850.	\$1,867,300.	40.68%	85.39%	87.63%
4 Recreational	3	1	200.00%	\$1,380,000.	\$53,500.	2479.44%	83.68%	89.91%
5 Residential	173	123	40.65%	\$81,089,896.	\$61,344,840.	32.19%	93.68%	93.75%
6 Residential WF	5	4	25.00%	\$13,107,000.	\$5,355,000.	144.76%	77.06%	87.07%
7 3/4-Plex	1	0	0.00%	\$517,600.	\$0.	0.00%	106.72%	0.00%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	65	63	3.17%	\$16,335,236.	\$17,382,000.	-6.02%	92.26%	91.26%
10 Townhouse	70	36	94.44%	\$24,766,360.	\$15,455,075.	60.25%	92.21%	93.16%
11 RES. TOTAL	360	258	39.53%	\$147,547,440.	\$113,468,312.	30.03%	92.23%	92.49%
12 FARMS	1	1	0.00%	\$325,000.	\$900,000.	-63.89%	93.12%	81.89%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	1	1	0.00%	\$215,000.	\$800,000.	-73.12%	86.03%	91.42%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	9	7	28.57%	\$1,931,900.	\$1,366,500.	41.38%	88.08%	93.65%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	10	8	25.00%	\$2,146,900.	\$2,166,500.	-0.90%	87.87%	93.37%
19 Business	2	0	0.00%	\$80,000.	\$0.	0.00%	52.22%	0.00%
20 Commercial	2	1	100.00%	\$3,095,000.	\$680,000.	355.15%	92.08%	94.44%
21 Land	0	1	-100.00%	\$0.	\$2,490,000.	0.00%	0.00%	73.23%
22 Leases	5	5	0.00%	\$422,987.75	\$319,912.50	32.22%	0.00%	100.00%
23 IC&I TOTAL	9	7	28.57%	\$3,597,987.75	\$3,489,912.50	3.10%	65.50%	91.91%
24 GRAND TOTAL	380	274	38.69%	\$153,617,328.	\$120,024,728.	27.99%	91.90%	92.47%

## 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 = CO</b>								
1 Acreage/House	49	63	-22.22%	\$35,448,624.	\$65,788,900.	-46.12%	89.30%	91.75%
2 Duplex	66	79	-16.46%	\$22,573,966.	\$30,956,488.	-27.08%	92.74%	95.65%
3 Mobile Home	117	205	-42.93%	\$11,356,650.	\$24,919,016.	-54.43%	85.22%	91.02%
4 Recreational	7	8	-12.50%	\$2,340,000.	\$1,812,562.	29.10%	92.40%	91.94%
5 Residential	1245	1402	-11.20%	\$568,013,248.	\$720,514,176.	-21.17%	92.05%	96.17%
6 Residential WF	18	21	-14.29%	\$38,773,500.	\$52,637,500.	-26.34%	80.96%	91.82%
7 3/4-Plex	8	3	166.67%	\$2,843,600.	\$1,285,000.	121.29%	92.78%	98.90%
8 Timeshare	0	1	-100.00%	\$0.	\$2,000.	0.00%	0.00%	36.36%
9 Apartment	490	660	-25.76%	\$124,288,528.	\$193,888,304.	-35.90%	90.32%	95.68%
10 Townhouse	366	343	6.71%	\$126,708,336.	\$134,651,744.	-5.90%	91.60%	96.20%
11 RES. TOTAL	2366	2785	-15.04%	\$932,346,496.	\$1,226,455,680.	-23.98%	91.17%	95.50%
12 FARMS	11	8	37.50%	\$9,896,000.	\$8,960,000.	10.45%	85.50%	88.74%
13 MULTIFAMILY	3	1	200.00%	\$1,571,300.	\$860,000.	82.71%	92.61%	98.28%
14 Acreage	10	21	-52.38%	\$4,071,500.	\$12,577,050.	-67.63%	76.08%	92.35%
15 Acreage WF	1	2	-50.00%	\$200,000.	\$2,150,000.	-90.70%	72.99%	91.17%
16 Lots	57	121	-52.89%	\$12,513,256.	\$28,765,454.	-56.50%	88.54%	95.95%
17 Lots WF	0	1	-100.00%	\$0.	\$1,700,000.	0.00%	0.00%	94.44%
18 LOTS TOTAL	68	145	-53.10%	\$16,784,756.	\$45,192,504.	-62.86%	86.48%	95.36%
19 Business	10	18	-44.44%	\$1,669,657.	\$4,815,200.	-65.33%	64.05%	80.60%
20 Commercial	17	27	-37.04%	\$9,339,750.	\$17,706,628.	-47.25%	89.76%	97.51%
21 Land	1	19	-94.74%	\$1,020,000.	\$25,158,750.	-95.95%	85.00%	90.62%
22 Leases	37	62	-40.32%	\$4,507,540.50	\$6,163,739.	-26.87%	0.00%	96.83%
23 IC&I TOTAL	65	126	-48.41%	\$16,536,948.	\$53,844,320.	-69.29%	80.06%	90.98%
24 GRAND TOTAL	2513	3065	-18.01%	\$977,135,488.	\$1,335,312,512.	-26.82%	90.89%	95.38%

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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 = CO</b>									
1 Acreage/House	\$643,928.56	\$1,775,000.	-63.72%	\$540,000.	\$880,000.	-38.64%	96	86	11.63%
2 Duplex	\$321,700.	\$348,400.	-7.66%	\$311,250.	\$320,000.	-2.73%	52	74	-29.73%
3 Mobile Home	\$101,032.69	\$109,841.17	-8.02%	\$95,500.	\$109,000.	-12.39%	86	63	36.51%
4 Recreational	\$460,000.	\$53,500.	759.81%	\$500,000.	\$53,500.	834.58%	747	70	967.14%
5 Residential	\$468,727.75	\$498,738.53	-6.02%	\$450,000.	\$465,000.	-3.23%	82	68	20.59%
6 Residential WF	\$2,621,400.	\$1,338,750.	95.81%	\$2,225,000.	\$1,280,000.	73.83%	169	215	-21.40%
7 3/4-Plex	\$517,600.	\$0.	0.00%	\$517,600.	\$0.	0.00%	52	0	0.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$251,311.32	\$275,904.75	-8.91%	\$227,000.	\$248,500.	-8.65%	111	77	44.16%
10 Townhouse	\$353,805.15	\$429,307.62	-17.59%	\$325,000.	\$373,950.	-13.09%	114	68	67.65%
11 RES. TOTAL	\$409,854.03	\$439,799.65	-6.81%	\$366,450.	\$395,500.	-7.35%	100	73	36.99%
12 FARMS	\$325,000.	\$900,000.	-63.89%	\$325,000.	\$900,000.	-63.89%	106	45	135.56%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$215,000.	\$800,000.	-73.12%	\$215,000.	\$800,000.	-73.12%	147	148	-0.68%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$214,655.56	\$195,214.28	9.96%	\$189,900.	\$199,000.	-4.57%	145	140	3.57%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$214,690.	\$270,812.50	-20.72%	\$194,450.	\$204,500.	-4.91%	145	141	2.84%
19 Business	\$40,000.	\$0.	0.00%	\$40,000.	\$0.	0.00%	194	0	0.00%
20 Commercial	\$1,547,500.	\$680,000.	127.57%	\$1,547,500.	\$680,000.	127.57%	101	12	741.67%
21 Land	\$0.	\$2,490,000.	0.00%	\$0.	\$2,490,000.	0.00%	0	166	0.00%
22 Leases	\$84,597.54	\$63,982.50	32.22%	\$63,360.	\$16,800.	277.14%	130	494	-73.68%
23 IC&I TOTAL	\$399,776.40	\$498,558.93	-19.81%	\$70,000.	\$33,040.	111.86%	138	378	-63.49%
24 GRAND TOTAL	\$404,256.15	\$438,046.43	-7.71%	\$363,000.	\$385,000.	-5.71%	102	82	24.39%

**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 = CO</b>									
1 Acreage/House	\$723,441.31	\$1,044,268.25	-30.72%	\$639,000.	\$797,000.	-19.82%	120	93	29.03%
2 Duplex	\$342,029.81	\$391,854.28	-12.72%	\$325,000.	\$358,000.	-9.22%	81	60	35.00%
3 Mobile Home	\$97,065.38	\$121,556.17	-20.15%	\$82,000.	\$111,000.	-26.13%	102	67	52.24%
4 Recreational	\$334,285.71	\$226,570.25	47.54%	\$380,000.	\$187,031.	103.17%	392	162	141.98%
5 Residential	\$456,235.56	\$513,918.78	-11.22%	\$420,000.	\$480,000.	-12.50%	86	60	43.33%
6 Residential WF	\$2,154,083.25	\$2,506,547.50	-14.06%	\$1,725,000.	\$2,145,000.	-19.58%	135	114	18.42%
7 3/4-Plex	\$355,450.	\$428,333.34	-17.02%	\$319,000.	\$325,000.	-1.85%	117	107	9.35%
8 Timeshare	\$0.	\$2,000.	0.00%	\$0.	\$2,000.	0.00%	0	168	0.00%
9 Apartment	\$253,650.06	\$293,770.15	-13.66%	\$235,000.	\$262,700.	-10.54%	108	67	61.19%
10 Townhouse	\$346,197.62	\$392,570.68	-11.81%	\$325,675.	\$359,900.	-9.51%	103	71	45.07%
11 RES. TOTAL	\$394,060.21	\$440,379.06	-10.52%	\$365,000.	\$401,000.	-8.98%	96	65	47.69%
12 FARMS	\$899,636.37	\$1,120,000.	-19.68%	\$599,000.	\$1,167,500.	-48.69%	130	172	-24.42%
13 MULTIFAMILY	\$523,766.65	\$860,000.	-39.10%	\$800,000.	\$860,000.	-6.98%	46	28	64.29%
14 Acreage	\$407,150.	\$598,907.12	-32.02%	\$220,000.	\$545,000.	-59.63%	170	131	29.77%
15 Acreage WF	\$200,000.	\$1,075,000.	-81.40%	\$200,000.	\$1,075,000.	-81.40%	302	221	36.65%
16 Lots	\$219,530.81	\$237,731.01	-7.66%	\$211,900.	\$210,000.	0.90%	148	133	11.28%
17 Lots WF	\$0.	\$1,700,000.	0.00%	\$0.	\$1,700,000.	0.00%	0	157	0.00%
18 LOTS TOTAL	\$246,834.65	\$311,672.43	-20.80%	\$213,450.	\$225,000.	-5.13%	153	134	14.18%
19 Business	\$166,965.70	\$267,511.12	-37.59%	\$50,000.	\$86,000.	-41.86%	265	204	29.90%
20 Commercial	\$549,397.06	\$655,801.06	-16.23%	\$340,000.	\$1,115,000.	-69.51%	177	118	50.00%
21 Land	\$1,020,000.	\$1,324,144.75	-22.97%	\$1,020,000.	\$975,000.	4.62%	330	342	-3.51%
22 Leases	\$121,825.42	\$99,415.14	22.54%	\$580,272.	\$110,010.36	427.47%	117	214	-45.33%
23 IC&I TOTAL	\$254,414.57	\$427,335.84	-40.46%	\$123,303.	\$168,100.	-26.65%	159	211	-24.64%
24 GRAND TOTAL	\$388,832.25	\$435,664.75	-10.75%	\$360,000.	\$395,000.	-8.86%	99	75	32.00%

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