

North 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
Year = 2009						
Month = August						
Area = Central Zone						
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%			
Area = North Zone						
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%			
Area = Shuswap Zone						
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%			
Area = Grand Total						
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	154	\$50,184,792.	66	\$23,673,300.
Last Month	206	\$70,813,920.	101	\$37,520,096.
This Month Last Year	134	\$51,988,352.	53	\$21,619,368.

Description	Total Listings Taken	Inventory
This Month	361	2530
Last Month	400	2519
This Month Last Year	367	2457

Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
Year = 2009	
Month = 8	
Area = NO	
7 Ratio of Sales vs. Inventory	6.09%
8 Condo/Apt -- Sales	9
9 Condo/Apt -- New Listings	28
10 Condo/Apt -- Current Inventory	161
11 Condo/Apt -- Sell/Inv. Ratio	5.59%
12 Condo/Apt -- Days to Sell	183
13 Condo/Townhouse -- Sales	37
14 Condo/Townhouse -- New Listings	37
15 Condo/Townhouse -- Current Inventory	218
16 Condo/Townhouse -- Sell/Inv. Ratio	16.97%
17 Condo/Townhouse -- Days to Sell	103
18 Lots -- Sales	8
19 Lots -- New Listings	42
20 Lots -- Current Inventory	588
21 Lots -- Sell/Inv. Ratio	1.36%
22 Lots -- Days to Sell	334
23 Residential -- Sales	66
24 Residential -- New Listings	149
25 Residential -- Current Inventory	722
26 Residential -- Sell/Inv. Ratio	9.14%
27 Residential -- Days to Sell	102
28 Average House Price	\$358,686.37
29 Median House Price	\$345,500.

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 = NO									
1 Acreage/House	40	47	-14.89%	332	391	-15.09%	271	265	2.26%
2 Duplex	10	5	100.00%	80	85	-5.88%	54	34	58.82%
3 Mobile Home	21	24	-12.50%	133	168	-20.83%	103	92	11.96%
4 Recreational	2	0	0.00%	33	34	-2.94%	34	34	0.00%
5 Residential	149	159	-6.29%	1263	1504	-16.02%	722	829	-12.91%
6 Residential WF	4	10	-60.00%	61	66	-7.58%	55	55	0.00%
7 3/4-Plex	1	1	0.00%	9	14	-35.71%	9	10	-10.00%
8 Timeshare	0	0	0.00%	0	0	0.00%	0	2	-100.00%
9 Apartment	28	24	16.67%	198	262	-24.43%	161	149	8.05%
10 Townhouse	37	44	-15.91%	351	380	-7.63%	218	216	0.93%
11 RES. TOTAL	292	314	-7.01%	2460	2904	-15.29%	1627	1686	-3.50%
12 FARMS	4	2	100.00%	53	63	-15.87%	68	57	19.30%
13 MULTIFAMILY	0	4	-100.00%	12	13	-7.69%	13	11	18.18%
14 Acreage	6	9	-33.33%	107	174	-38.51%	152	171	-11.11%
15 Acreage WF	1	1	0.00%	13	17	-23.53%	14	16	-12.50%
16 Lots	31	22	40.91%	322	284	13.38%	403	292	38.01%
17 Lots WF	2	3	-33.33%	15	18	-16.67%	19	18	5.56%
18 LOTS TOTAL	42	35	20.00%	465	495	-6.06%	588	497	18.31%
19 Business	11	3	266.67%	60	84	-28.57%	69	87	-20.69%
20 Commercial	4	2	100.00%	63	58	8.62%	69	53	30.19%
21 Land	1	2	-50.00%	24	30	-20.00%	42	37	13.51%
22 Leases	7	5	40.00%	61	44	38.64%	53	29	82.76%
23 IC&I TOTAL	23	12	91.67%	208	216	-3.70%	233	206	13.11%
24 GRAND TOTAL	361	367	-1.63%	3198	3692	-13.38%	2530	2457	2.97%

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 = NO								
1 Acreage/House	15	17	-11.76%	\$7,180,690.	\$11,922,250.	-39.77%	83.58%	87.06%
2 Duplex	4	2	100.00%	\$1,086,900.	\$965,000.	12.63%	93.88%	94.08%
3 Mobile Home	9	12	-25.00%	\$967,900.	\$1,283,500.	-24.59%	85.04%	84.33%
4 Recreational	1	2	-50.00%	\$34,000.	\$242,500.	-85.98%	75.72%	88.30%
5 Residential	66	53	24.53%	\$23,673,300.	\$21,619,368.	9.50%	91.78%	93.39%
6 Residential WF	1	2	-50.00%	\$2,500,000.	\$1,849,000.	35.21%	89.28%	77.05%
7 3/4-Plex	0	1	-100.00%	\$0.	\$390,000.	0.00%	0.00%	86.85%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	9	7	28.57%	\$1,563,900.	\$1,175,900.	33.00%	88.78%	91.92%
10 Townhouse	37	22	68.18%	\$10,288,350.	\$7,198,191.50	42.93%	92.64%	95.85%
11 RES. TOTAL	142	118	20.34%	\$47,295,040.	\$46,645,708.	1.39%	90.45%	91.52%
12 FARMS	0	2	-100.00%	\$0.	\$1,812,900.	0.00%	0.00%	95.32%
13 MULTIFAMILY	1	0	0.00%	\$380,000.	\$0.	0.00%	86.56%	0.00%
14 Acreage	3	3	0.00%	\$592,750.	\$1,379,000.	-57.02%	79.96%	93.41%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	5	6	-16.67%	\$1,007,000.	\$766,000.	31.46%	90.61%	95.85%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	8	9	-11.11%	\$1,599,750.	\$2,145,000.	-25.42%	86.61%	95.03%
19 Business	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
20 Commercial	3	0	0.00%	\$910,000.	\$0.	0.00%	84.97%	0.00%
21 Land	0	1	-100.00%	\$0.	\$1,250,000.	0.00%	0.00%	100.00%
22 Leases	0	4	-100.00%	\$0.	\$134,742.	0.00%	0.00%	0.00%
23 IC&I TOTAL	3	5	-40.00%	\$910,000.	\$1,384,742.	-34.28%	84.97%	100.00%
24 GRAND TOTAL	154	134	14.93%	\$50,184,792.	\$51,988,352.	-3.47%	90.12%	91.89%

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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 = NO								
1 Acreage/House	69	103	-33.01%	\$33,226,690.	\$64,065,900.	-48.14%	86.20%	93.71%
2 Duplex	26	45	-42.22%	\$8,254,923.	\$16,751,200.	-50.72%	93.36%	96.60%
3 Mobile Home	38	87	-56.32%	\$3,826,450.	\$10,286,600.	-62.80%	82.35%	89.55%
4 Recreational	10	8	25.00%	\$2,103,400.	\$2,000,777.	5.13%	81.63%	91.35%
5 Residential	549	545	0.73%	\$200,825,200.	\$217,067,488.	-7.48%	91.57%	95.33%
6 Residential WF	12	6	100.00%	\$14,135,500.	\$11,444,000.	23.52%	86.54%	85.71%
7 3/4-Plex	3	2	50.00%	\$1,158,000.	\$728,000.	59.07%	91.40%	91.72%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	71	83	-14.46%	\$12,765,200.	\$16,552,012.	-22.88%	88.72%	95.53%
10 Townhouse	179	171	4.68%	\$52,906,632.	\$49,056,092.	7.85%	92.14%	97.09%
11 RES. TOTAL	957	1050	-8.86%	\$329,201,984.	\$387,952,064.	-15.14%	90.59%	94.96%
12 FARMS	1	10	-90.00%	\$769,000.	\$10,045,650.	-92.34%	96.24%	94.24%
13 MULTIFAMILY	2	1	100.00%	\$745,000.	\$610,000.	22.13%	81.70%	84.13%
14 Acreage	19	32	-40.63%	\$5,249,750.	\$16,563,600.	-68.31%	81.90%	91.90%
15 Acreage WF	1	2	-50.00%	\$185,000.	\$420,000.	-55.95%	53.00%	95.95%
16 Lots	50	53	-5.66%	\$8,921,400.	\$11,329,524.	-21.26%	89.03%	96.94%
17 Lots WF	1	1	0.00%	\$1,070,000.	\$59,830.	1688.40%	63.12%	96.50%
18 LOTS TOTAL	73	89	-17.98%	\$15,778,685.	\$28,827,954.	-45.27%	86.05%	95.10%
19 Business	5	9	-44.44%	\$5,003,817.50	\$5,604,500.	-10.72%	78.06%	86.23%
20 Commercial	15	18	-16.67%	\$11,597,695.	\$17,833,964.	-34.97%	88.76%	89.87%
21 Land	3	7	-57.14%	\$2,225,000.	\$6,412,000.	-65.30%	91.55%	90.59%
22 Leases	13	14	-7.14%	\$974,475.43	\$1,298,152.62	-24.93%	0.00%	100.00%
23 IC&I TOTAL	36	48	-25.00%	\$19,800,988.	\$31,148,618.	-36.43%	86.80%	89.36%
24 GRAND TOTAL	1069	1198	-10.77%	\$366,295,648.	\$458,584,288.	-20.12%	90.18%	94.79%

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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 = NO									
1 Acreage/House	\$478,712.65	\$701,308.81	-31.74%	\$424,000.	\$655,000.	-35.27%	87	131	-33.59%
2 Duplex	\$271,725.	\$482,500.	-43.68%	\$272,250.	\$482,500.	-43.58%	91	96	-5.21%
3 Mobile Home	\$107,544.44	\$106,958.33	0.55%	\$85,000.	\$102,000.	-16.67%	99	95	4.21%
4 Recreational	\$34,000.	\$121,250.	-71.96%	\$34,000.	\$121,250.	-71.96%	69	39	76.92%
5 Residential	\$358,686.37	\$407,912.59	-12.07%	\$345,500.	\$385,000.	-10.26%	102	74	37.84%
6 Residential WF	\$2,500,000.	\$924,500.	170.42%	\$2,500,000.	\$924,500.	170.42%	84	361	-76.73%
7 3/4-Plex	\$0.	\$390,000.	0.00%	\$0.	\$390,000.	0.00%	0	295	0.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$173,766.67	\$167,985.71	3.44%	\$141,900.	\$181,500.	-21.82%	183	129	41.86%
10 Townhouse	\$278,063.50	\$327,190.53	-15.01%	\$260,000.	\$320,950.	-18.99%	103	89	15.73%
11 RES. TOTAL	\$333,063.65	\$395,302.62	-15.74%	\$294,950.	\$362,750.	-18.69%	105	97	8.25%
12 FARMS	\$0.	\$906,450.	0.00%	\$0.	\$906,450.	0.00%	0	94	0.00%
13 MULTIFAMILY	\$380,000.	\$0.	0.00%	\$380,000.	\$0.	0.00%	121	0	0.00%
14 Acreage	\$197,583.32	\$459,666.65	-57.02%	\$197,750.	\$349,000.	-43.34%	351	133	163.91%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$201,400.	\$127,666.66	57.75%	\$210,000.	\$134,500.	56.13%	324	100	224.00%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$199,968.75	\$238,333.32	-16.10%	\$203,875.	\$143,000.	42.57%	334	111	200.90%
19 Business	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
20 Commercial	\$303,333.34	\$0.	0.00%	\$370,000.	\$0.	0.00%	239	0	0.00%
21 Land	\$0.	\$1,250,000.	0.00%	\$0.	\$1,250,000.	0.00%	0	58	0.00%
22 Leases	\$0.	\$33,685.50	0.00%	\$0.	\$16,530.	0.00%	0	387	0.00%
23 IC&I TOTAL	\$303,333.34	\$276,948.40	9.53%	\$370,000.	\$43,200.	756.48%	239	321	-25.55%
24 GRAND TOTAL	\$325,875.25	\$387,972.78	-16.01%	\$290,000.	\$348,250.	-16.73%	119	106	12.26%

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 = NO									
1 Acreage/House	\$481,546.21	\$621,999.	-22.58%	\$437,500.	\$570,000.	-23.25%	147	104	41.35%
2 Duplex	\$317,497.03	\$372,248.87	-14.71%	\$268,000.	\$335,000.	-20.00%	110	71	54.93%
3 Mobile Home	\$100,696.05	\$118,236.78	-14.84%	\$91,500.	\$114,000.	-19.74%	130	95	36.84%
4 Recreational	\$210,340.	\$250,097.12	-15.90%	\$228,200.	\$212,738.50	7.27%	158	102	54.90%
5 Residential	\$365,801.81	\$398,288.96	-8.16%	\$340,000.	\$378,000.	-10.05%	104	72	44.44%
6 Residential WF	\$1,177,958.37	\$1,907,333.37	-38.24%	\$1,042,500.	\$1,872,500.	-44.33%	113	165	-31.52%
7 3/4-Plex	\$386,000.	\$364,000.	6.04%	\$428,000.	\$364,000.	17.58%	121	165	-26.67%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$179,791.54	\$199,421.84	-9.84%	\$173,500.	\$187,000.	-7.22%	136	89	52.81%
10 Townhouse	\$295,567.78	\$286,877.71	3.03%	\$270,000.	\$265,000.	1.89%	123	74	66.22%
11 RES. TOTAL	\$343,993.71	\$369,478.15	-6.90%	\$311,000.	\$343,000.	-9.33%	115	79	45.57%
12 FARMS	\$769,000.	\$1,004,565.	-23.45%	\$769,000.	\$757,500.	1.52%	86	109	-21.10%
13 MULTIFAMILY	\$372,500.	\$610,000.	-38.93%	\$372,500.	\$610,000.	-38.93%	132	17	676.47%
14 Acreage	\$276,302.62	\$517,612.50	-46.62%	\$232,000.	\$349,500.	-33.62%	233	190	22.63%
15 Acreage WF	\$185,000.	\$210,000.	-11.90%	\$185,000.	\$210,000.	-11.90%	588	20	2840.00%
16 Lots	\$178,428.	\$213,764.59	-16.53%	\$160,000.	\$230,000.	-30.43%	209	265	-21.13%
17 Lots WF	\$1,070,000.	\$59,830.	1688.40%	\$1,070,000.	\$59,830.	1688.40%	337	51	560.78%
18 LOTS TOTAL	\$216,146.35	\$323,909.59	-33.27%	\$185,000.	\$247,523.79	-25.26%	217	227	-4.41%
19 Business	\$1,000,763.50	\$622,722.25	60.71%	\$268,000.	\$538,000.	-50.19%	331	164	101.83%
20 Commercial	\$773,179.68	\$990,775.81	-21.96%	\$370,000.	\$390,000.	-5.13%	194	148	31.08%
21 Land	\$741,666.68	\$916,000.	-19.03%	\$240,000.	\$385,000.	-37.66%	252	233	8.15%
22 Leases	\$74,959.64	\$92,725.18	-19.16%	\$207,350.	\$19,167.	981.81%	55	210	-73.81%
23 IC&I TOTAL	\$550,027.43	\$648,929.56	-15.24%	\$204,058.65	\$380,000.	-46.30%	168	182	-7.69%
24 GRAND TOTAL	\$342,652.62	\$382,791.56	-10.49%	\$300,000.	\$338,000.	-11.24%	124	95	30.53%

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