

Shuswap Zone Monthly Statistics

August 2008

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

e & oe

Table of Contents

Table of Contents	2
Zone Totals	3
Quick Summary Part 1	4
Quick Summary Part 2	5
Listing Information	6
Sales Information (Month)	7
Sales Information (YTD)	8
Average/Median Price, Days to Sell (Month)	9
Average/Median Price, Days to Sell (YTD)	10

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%			

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

Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	96	\$33,001,282.	60	\$21,799,000.
Last Month	84	\$29,872,450.	39	\$13,122,900.
This Month Last Year	166	\$58,383,108.	70	\$26,601,704.

Description	Total Listings Taken	Inventory
This Month	243	1822
Last Month	364	1871
This Month Last Year	281	1059

Quick Summary Part 2

	<u>Description</u>	<u>This Month</u>
Year = 2008		
Month = 8		
Area = SH		
7	Ratio of Sales vs. Inventory	5.27%
8	Condo/Apt -- Sales	3
9	Condo/Apt -- New Listings	7
10	Condo/Apt -- Current Inventory	58
11	Condo/Apt -- Sell/Inv. Ratio	5.17%
12	Condo/Apt -- Days to Sell	51
13	Condo/Townhouse -- Sales	5
14	Condo/Townhouse -- New Listings	22
15	Condo/Townhouse -- Current Inventory	124
16	Condo/Townhouse -- Sell/Inv. Ratio	4.03%
17	Condo/Townhouse -- Days to Sell	131
18	Lots -- Sales	11
19	Lots -- New Listings	55
20	Lots -- Current Inventory	509
21	Lots -- Sell/Inv. Ratio	2.16%
22	Lots -- Days to Sell	92
23	Residential -- Sales	60
24	Residential -- New Listings	79
25	Residential -- Current Inventory	488
26	Residential -- Sell/Inv. Ratio	12.30%
27	Residential -- Days to Sell	88
28	Average House Price	\$363,316.65
29	Median House Price	\$355,000.

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%
Zone = SH									
1 Acreage/House	16	42	-61.90%	247	191	29.32%	200	115	73.91%
2 Duplex	3	0	0.00%	38	7	442.86%	25	4	525.00%
3 Mobile Home	23	17	35.29%	168	138	21.74%	91	49	85.71%
4 Recreational	6	6	0.00%	52	53	-1.89%	41	36	13.89%
5 Residential	79	108	-26.85%	891	689	29.32%	488	276	76.81%
6 Residential WF	12	6	100.00%	105	80	31.25%	95	65	46.15%
7 3/4-Plex	1	0	0.00%	3	8	-62.50%	4	4	0.00%
8 Timeshare	0	0	0.00%	0	0	0.00%	0	0	0.00%
9 Apartment	7	14	-50.00%	87	57	52.63%	58	36	61.11%
10 Townhouse	22	26	-15.38%	192	131	46.56%	124	58	113.79%
11 RES. TOTAL	169	219	-22.83%	1783	1354	31.68%	1126	643	75.12%
12 FARMS	5	4	25.00%	39	33	18.18%	45	22	104.55%
13 MULTIFAMILY	0	0	0.00%	4	4	0.00%	4	1	300.00%
14 Acreage	13	13	0.00%	118	99	19.19%	114	80	42.50%
15 Acreage WF	2	0	0.00%	25	10	150.00%	20	14	42.86%
16 Lots	37	33	12.12%	362	313	15.65%	324	166	95.18%
17 Lots WF	3	1	200.00%	56	17	229.41%	51	11	363.64%
18 LOTS TOTAL	55	47	17.02%	570	440	29.55%	509	271	87.82%
19 Business	4	6	-33.33%	54	50	8.00%	55	56	-1.79%
20 Commercial	4	0	0.00%	40	30	33.33%	43	29	48.28%
21 Land	4	4	0.00%	28	31	-9.68%	30	23	30.43%
22 Leases	2	1	100.00%	10	11	-9.09%	10	14	-28.57%
23 IC&I TOTAL	14	11	27.27%	132	122	8.20%	138	122	13.11%
24 GRAND TOTAL	243	281	-13.52%	2528	1953	29.44%	1822	1059	72.05%

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 = SH								
1 Acreage/House	3	12	-75.00%	\$1,239,000.	\$6,886,200.	-82.01%	87.55%	95.33%
2 Duplex	1	0	0.00%	\$292,000.	\$0.	0.00%	91.56%	0.00%
3 Mobile Home	7	19	-63.16%	\$611,500.	\$1,918,000.	-68.12%	84.60%	91.63%
4 Recreational	1	2	-50.00%	\$103,000.	\$799,000.	-87.11%	89.64%	90.89%
5 Residential	60	70	-14.29%	\$21,799,000.	\$26,601,704.	-18.05%	90.64%	95.14%
6 Residential WF	1	4	-75.00%	\$2,500,000.	\$3,975,000.	-37.11%	83.61%	87.15%
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	3	9	-66.67%	\$544,900.	\$2,103,900.	-74.10%	94.53%	94.78%
10 Townhouse	5	8	-37.50%	\$1,833,900.	\$2,391,900.	-23.33%	89.55%	96.11%
11 RES. TOTAL	81	124	-34.68%	\$28,923,300.	\$44,675,704.	-35.26%	89.99%	94.33%
12 FARMS	1	1	0.00%	\$695,000.	\$399,000.	74.19%	69.84%	100.00%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	3	8	-62.50%	\$561,000.	\$6,576,500.	-91.47%	96.66%	97.52%
15 Acreage WF	1	2	-50.00%	\$985,000.	\$2,755,000.	-64.25%	106.48%	80.30%
16 Lots	5	27	-81.48%	\$646,500.	\$3,448,900.	-81.25%	89.86%	94.21%
17 Lots WF	2	1	100.00%	\$1,110,000.	\$154,000.	620.78%	82.21%	96.85%
18 LOTS TOTAL	11	39	-71.79%	\$3,302,500.	\$13,105,400.	-74.80%	91.84%	94.13%
19 Business	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
20 Commercial	0	1	-100.00%	\$0.	\$203,000.	0.00%	0.00%	92.31%
21 Land	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
22 Leases	3	1	200.00%	\$80,482.	\$6.50	1238084.57%	100.00%	100.00%
23 IC&I TOTAL	3	2	50.00%	\$80,482.	\$203,006.50	-60.35%	100.00%	96.15%
24 GRAND TOTAL	96	166	-42.17%	\$33,001,282.	\$58,383,108.	-43.47%	90.21%	94.34%

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

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 = SH								
1 Acreage/House	51	97	-47.42%	\$30,639,300.	\$48,259,636.	-36.51%	93.65%	95.07%
2 Duplex	12	5	140.00%	\$4,766,000.	\$1,894,500.	151.57%	92.50%	91.98%
3 Mobile Home	68	99	-31.31%	\$7,928,511.50	\$9,466,465.	-16.25%	89.21%	92.60%
4 Recreational	10	15	-33.33%	\$3,089,000.	\$6,418,500.	-51.87%	93.65%	95.15%
5 Residential	324	457	-29.10%	\$117,564,728.	\$153,029,904.	-23.18%	93.80%	96.26%
6 Residential WF	11	26	-57.69%	\$8,900,400.	\$22,825,204.	-61.01%	92.13%	91.40%
7 3/4-Plex	0	4	-100.00%	\$0.	\$1,447,500.	0.00%	0.00%	96.10%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	19	43	-55.81%	\$4,828,800.	\$9,799,500.	-50.72%	96.38%	98.47%
10 Townhouse	48	85	-43.53%	\$16,994,350.	\$29,890,600.	-43.14%	95.77%	97.53%
11 RES. TOTAL	543	831	-34.66%	\$194,711,088.	\$283,031,808.	-31.21%	93.41%	95.73%
12 FARMS	3	10	-70.00%	\$2,195,000.	\$7,416,000.	-70.40%	88.60%	93.70%
13 MULTIFAMILY	1	3	-66.67%	\$1,250,000.	\$1,440,500.	-13.22%	96.15%	100.37%
14 Acreage	22	50	-56.00%	\$6,598,400.	\$23,450,550.	-71.86%	90.11%	95.78%
15 Acreage WF	1	2	-50.00%	\$985,000.	\$2,755,000.	-64.25%	106.48%	80.30%
16 Lots	99	187	-47.06%	\$11,838,700.	\$21,966,140.	-46.10%	92.21%	97.00%
17 Lots WF	7	9	-22.22%	\$2,752,800.	\$3,291,000.	-16.35%	92.74%	95.70%
18 LOTS TOTAL	129	250	-48.40%	\$22,174,900.	\$52,013,692.	-57.37%	91.99%	96.54%
19 Business	8	11	-27.27%	\$4,428,500.	\$3,483,000.	27.15%	76.90%	89.06%
20 Commercial	7	9	-22.22%	\$3,317,296.	\$5,805,500.	-42.86%	99.20%	90.12%
21 Land	1	8	-87.50%	\$423,000.	\$5,399,900.	-92.17%	89.05%	90.41%
22 Leases	10	5	100.00%	\$143,181.26	\$693,834.	-79.36%	97.27%	98.31%
23 IC&I TOTAL	26	33	-21.21%	\$8,311,977.	\$15,382,234.	-45.96%	89.76%	90.61%
24 GRAND TOTAL	702	1127	-37.71%	\$228,642,976.	\$359,284,224.	-36.36%	93.02%	95.77%

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 = SH									
1 Acreage/House	\$413,000.	\$573,850.	-28.03%	\$371,000.	\$447,500.	-17.09%	86	79	8.86%
2 Duplex	\$292,000.	\$0.	0.00%	\$292,000.	\$0.	0.00%	63	0	0.00%
3 Mobile Home	\$87,357.14	\$100,947.36	-13.46%	\$83,000.	\$87,000.	-4.60%	112	42	166.67%
4 Recreational	\$103,000.	\$399,500.	-74.22%	\$103,000.	\$399,500.	-74.22%	49	75	-34.67%
5 Residential	\$363,316.65	\$380,024.34	-4.40%	\$355,000.	\$373,000.	-4.83%	88	71	23.94%
6 Residential WF	\$2,500,000.	\$993,750.	151.57%	\$2,500,000.	\$1,010,000.	147.52%	53	118	-55.08%
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	\$181,633.32	\$233,766.67	-22.30%	\$190,000.	\$211,000.	-9.95%	51	69	-26.09%
10 Townhouse	\$366,780.	\$298,987.50	22.67%	\$330,000.	\$242,500.	36.08%	131	76	72.37%
11 RES. TOTAL	\$357,077.78	\$360,287.93	-0.89%	\$347,000.	\$334,500.	3.74%	90	69	30.43%
12 FARMS	\$695,000.	\$399,000.	74.19%	\$695,000.	\$399,000.	74.19%	64	99	-35.35%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$187,000.	\$822,062.50	-77.25%	\$206,000.	\$227,250.	-9.35%	31	128	-75.78%
15 Acreage WF	\$985,000.	\$1,377,500.	-28.49%	\$985,000.	\$1,377,500.	-28.49%	110	97	13.40%
16 Lots	\$129,300.	\$127,737.03	1.22%	\$118,000.	\$102,000.	15.69%	53	69	-23.19%
17 Lots WF	\$555,000.	\$154,000.	260.39%	\$555,000.	\$154,000.	260.39%	273	31	780.65%
18 LOTS TOTAL	\$300,227.28	\$336,035.90	-10.66%	\$206,000.	\$154,000.	33.77%	92	83	10.84%
19 Business	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
20 Commercial	\$0.	\$203,000.	0.00%	\$0.	\$203,000.	0.00%	0	1185	0.00%
21 Land	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
22 Leases	\$26,827.33	\$6.50	412628.22%	\$11.	\$6.50	69.23%	211	99	113.13%
23 IC&I TOTAL	\$26,827.33	\$101,503.25	-73.57%	\$11.	\$101,503.25	-99.99%	211	642	-67.13%
24 GRAND TOTAL	\$343,763.34	\$351,705.46	-2.26%	\$331,500.	\$304,950.	8.71%	94	79	18.99%

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 = SH									
1 Acreage/House	\$600,770.56	\$497,522.	20.75%	\$475,000.	\$415,000.	14.46%	88	128	-31.25%
2 Duplex	\$397,166.65	\$378,900.	4.82%	\$296,500.	\$325,000.	-8.77%	60	93	-35.48%
3 Mobile Home	\$116,595.75	\$95,620.85	21.94%	\$92,750.	\$78,000.	18.91%	74	65	13.85%
4 Recreational	\$308,900.	\$427,900.	-27.81%	\$319,500.	\$342,000.	-6.58%	65	57	14.04%
5 Residential	\$362,854.09	\$334,857.56	8.36%	\$364,500.	\$333,000.	9.46%	85	82	3.66%
6 Residential WF	\$809,127.25	\$877,892.50	-7.83%	\$535,000.	\$890,000.	-39.89%	95	99	-4.04%
7 3/4-Plex	\$0.	\$361,875.	0.00%	\$0.	\$401,250.	0.00%	0	37	0.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$254,147.37	\$227,895.34	11.52%	\$195,000.	\$207,500.	-6.02%	61	167	-63.47%
10 Townhouse	\$354,048.96	\$351,654.12	0.68%	\$329,000.	\$289,000.	13.84%	102	148	-31.08%
11 RES. TOTAL	\$358,583.96	\$340,591.84	5.28%	\$347,000.	\$317,000.	9.46%	84	96	-12.50%
12 FARMS	\$731,666.68	\$741,600.	-1.34%	\$695,000.	\$593,250.	17.15%	129	166	-22.29%
13 MULTIFAMILY	\$1,250,000.	\$480,166.65	160.33%	\$1,250,000.	\$483,000.	158.80%	27	275	-90.18%
14 Acreage	\$299,927.28	\$469,011.	-36.05%	\$214,500.	\$224,500.	-4.45%	124	169	-26.63%
15 Acreage WF	\$985,000.	\$1,377,500.	-28.49%	\$985,000.	\$1,377,500.	-28.49%	110	97	13.40%
16 Lots	\$119,582.82	\$117,465.99	1.80%	\$114,500.	\$101,160.	13.19%	116	108	7.41%
17 Lots WF	\$393,257.15	\$365,666.65	7.55%	\$399,000.	\$300,000.	33.00%	171	106	61.32%
18 LOTS TOTAL	\$171,898.45	\$208,054.76	-17.38%	\$125,900.	\$118,000.	6.69%	120	121	-0.83%
19 Business	\$553,562.50	\$316,636.37	74.83%	\$83,000.	\$105,000.	-20.95%	226	131	72.52%
20 Commercial	\$473,899.43	\$645,055.56	-26.53%	\$229,000.	\$879,000.	-73.95%	255	274	-6.93%
21 Land	\$423,000.	\$674,987.50	-37.33%	\$423,000.	\$1,280,000.	-66.95%	233	304	-23.36%
22 Leases	\$14,318.12	\$138,766.79	-89.68%	\$9.75	\$6.50	50.00%	225	96	134.38%
23 IC&I TOTAL	\$319,691.43	\$466,128.31	-31.42%	\$100,230.	\$330,000.	-69.63%	234	207	13.04%
24 GRAND TOTAL	\$325,702.25	\$318,797.03	2.17%	\$310,000.	\$277,500.	11.71%	96	106	-9.43%

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