

# **Shuswap 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	90	\$28,705,370.	48	\$14,777,650.
Last Month	121	\$39,185,912.	61	\$19,810,000.
This Month Last Year	85	\$29,701,882.	51	\$18,989,500.

Description	Total Listings Taken	Inventory
This Month	222	1705
Last Month	242	1694
This Month Last Year	221	1822

# Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
<b>Year = 2009</b>	
<b>Month = 8</b>	
<b>Area = SH</b>	
7 Ratio of Sales vs. Inventory	5.28%
8 Condo/Apt -- Sales	6
9 Condo/Apt -- New Listings	15
10 Condo/Apt -- Current Inventory	63
11 Condo/Apt -- Sell/Inv. Ratio	9.52%
12 Condo/Apt -- Days to Sell	155
13 Condo/Townhouse -- Sales	3
14 Condo/Townhouse -- New Listings	10
15 Condo/Townhouse -- Current Inventory	95
16 Condo/Townhouse -- Sell/Inv. Ratio	3.16%
17 Condo/Townhouse -- Days to Sell	96
18 Lots -- Sales	11
19 Lots -- New Listings	51
20 Lots -- Current Inventory	507
21 Lots -- Sell/Inv. Ratio	2.17%
22 Lots -- Days to Sell	208
23 Residential -- Sales	48
24 Residential -- New Listings	74
25 Residential -- Current Inventory	444
26 Residential -- Sell/Inv. Ratio	10.81%
27 Residential -- Days to Sell	92
28 Average House Price	\$307,867.71
29 Median House Price	\$297,500.

## 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%
<b>Zone = SH</b>									
1 Acreage/House	19	17	11.76%	194	242	-19.83%	185	200	-7.50%
2 Duplex	1	3	-66.67%	17	35	-51.43%	21	25	-16.00%
3 Mobile Home	22	19	15.79%	125	145	-13.79%	99	91	8.79%
4 Recreational	6	5	20.00%	50	52	-3.85%	48	41	17.07%
5 Residential	74	71	4.23%	597	798	-25.19%	444	488	-9.02%
6 Residential WF	4	12	-66.67%	71	98	-27.55%	62	95	-34.74%
7 3/4-Plex	0	1	-100.00%	3	3	0.00%	3	4	-25.00%
8 Timeshare	2	0	0.00%	2	0	0.00%	2	0	0.00%
9 Apartment	15	6	150.00%	74	85	-12.94%	63	58	8.62%
10 Townhouse	10	20	-50.00%	117	185	-36.76%	95	124	-23.39%
11 RES. TOTAL	153	154	-0.65%	1250	1643	-23.92%	1022	1126	-9.24%
12 FARMS	4	3	33.33%	25	29	-13.79%	40	45	-11.11%
13 MULTIFAMILY	3	0	0.00%	7	4	75.00%	10	4	150.00%
14 Acreage	11	9	22.22%	85	111	-23.42%	102	114	-10.53%
15 Acreage WF	10	2	400.00%	25	21	19.05%	28	20	40.00%
16 Lots	22	37	-40.54%	268	354	-24.29%	339	324	4.63%
17 Lots WF	8	3	166.67%	41	56	-26.79%	38	51	-25.49%
18 LOTS TOTAL	51	51	0.00%	422	552	-23.55%	507	509	-0.39%
19 Business	1	3	-66.67%	25	52	-51.92%	39	55	-29.09%
20 Commercial	5	4	25.00%	36	39	-7.69%	36	43	-16.28%
21 Land	3	4	-25.00%	27	28	-3.57%	36	30	20.00%
22 Leases	2	2	0.00%	16	10	60.00%	15	10	50.00%
23 IC&I TOTAL	11	13	-15.38%	104	129	-19.38%	126	138	-8.70%
24 GRAND TOTAL	222	221	0.45%	1808	2357	-23.29%	1705	1822	-6.42%

## 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	8	3	166.67%	\$5,819,000.	\$1,239,000.	369.65%	84.13%	87.55%
2 Duplex	1	1	0.00%	\$550,000.	\$292,000.	88.36%	64.78%	91.56%
3 Mobile Home	4	7	-42.86%	\$289,000.	\$611,500.	-52.74%	80.17%	84.60%
4 Recreational	4	1	300.00%	\$656,720.	\$103,000.	537.59%	80.84%	89.64%
5 Residential	48	51	-5.88%	\$14,777,650.	\$18,989,500.	-22.18%	91.61%	90.30%
6 Residential WF	4	1	300.00%	\$2,225,000.	\$2,500,000.	-11.00%	90.23%	83.61%
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	6	2	200.00%	\$1,439,500.	\$385,000.	273.90%	86.57%	95.19%
10 Townhouse	3	4	-25.00%	\$927,500.	\$1,503,900.	-38.33%	96.11%	87.31%
11 RES. TOTAL	78	70	11.43%	\$26,684,370.	\$25,623,900.	4.14%	89.08%	89.50%
12 FARMS	0	1	-100.00%	\$0.	\$695,000.	0.00%	0.00%	69.84%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	5	3	66.67%	\$1,063,000.	\$561,000.	89.48%	84.49%	96.66%
15 Acreage WF	0	1	-100.00%	\$0.	\$985,000.	0.00%	0.00%	106.48%
16 Lots	6	5	20.00%	\$690,500.	\$646,500.	6.81%	79.15%	89.86%
17 Lots WF	0	2	-100.00%	\$0.	\$1,110,000.	0.00%	0.00%	82.21%
18 LOTS TOTAL	11	11	0.00%	\$1,753,500.	\$3,302,500.	-46.90%	81.57%	91.84%
19 Business	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
20 Commercial	1	0	0.00%	\$267,500.	\$0.	0.00%	92.56%	0.00%
21 Land	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
22 Leases	0	3	-100.00%	\$0.	\$80,482.	0.00%	0.00%	100.00%
23 IC&I TOTAL	1	3	-66.67%	\$267,500.	\$80,482.	232.37%	92.56%	100.00%
24 GRAND TOTAL	90	85	5.88%	\$28,705,370.	\$29,701,882.	-3.36%	88.20%	89.82%

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
<b>Area = SH</b>								
1 Acreage/House	44	49	-10.20%	\$24,760,550.	\$29,579,300.	-16.29%	88.99%	93.45%
2 Duplex	9	9	0.00%	\$4,252,209.	\$4,285,000.	-0.77%	67.25%	94.82%
3 Mobile Home	48	60	-20.00%	\$4,275,151.	\$7,017,211.50	-39.08%	80.07%	88.84%
4 Recreational	9	9	0.00%	\$1,866,720.	\$2,760,000.	-32.37%	82.82%	92.94%
5 Residential	228	289	-21.11%	\$74,118,512.	\$108,149,152.	-31.47%	90.12%	93.95%
6 Residential WF	13	10	30.00%	\$7,849,000.	\$8,560,400.	-8.31%	86.65%	91.63%
7 3/4-Plex	1	0	0.00%	\$418,000.	\$0.	0.00%	95.14%	0.00%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	21	17	23.53%	\$5,738,400.	\$3,910,900.	46.73%	89.24%	95.53%
10 Townhouse	42	45	-6.67%	\$11,494,000.	\$15,452,850.	-25.62%	88.65%	95.57%
11 RES. TOTAL	415	488	-14.96%	\$134,772,544.	\$179,714,816.	-25.01%	87.89%	93.42%
12 FARMS	0	1	-100.00%	\$0.	\$695,000.	0.00%	0.00%	69.84%
13 MULTIFAMILY	0	1	-100.00%	\$0.	\$1,250,000.	0.00%	0.00%	96.15%
14 Acreage	19	21	-9.52%	\$3,723,400.	\$6,133,400.	-39.29%	79.38%	89.97%
15 Acreage WF	1	1	0.00%	\$772,500.	\$985,000.	-21.57%	98.40%	106.48%
16 Lots	28	99	-71.72%	\$3,557,750.	\$11,838,700.	-69.95%	82.22%	92.21%
17 Lots WF	3	7	-57.14%	\$901,500.	\$2,752,800.	-67.25%	95.42%	92.74%
18 LOTS TOTAL	51	128	-60.16%	\$8,955,150.	\$21,709,900.	-58.75%	82.26%	91.98%
19 Business	4	7	-42.86%	\$2,165,000.	\$1,328,500.	62.97%	74.74%	73.60%
20 Commercial	6	6	0.00%	\$2,884,499.	\$3,088,296.	-6.60%	88.19%	95.11%
21 Land	0	1	-100.00%	\$0.	\$423,000.	0.00%	0.00%	89.05%
22 Leases	3	10	-70.00%	\$51,462.55	\$143,181.26	-64.06%	100.00%	97.27%
23 IC&I TOTAL	13	24	-45.83%	\$5,100,961.50	\$4,982,977.	2.37%	84.37%	87.43%
24 GRAND TOTAL	479	642	-25.39%	\$148,828,656.	\$208,352,688.	-28.57%	87.21%	92.92%

**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	\$727,375.	\$413,000.	76.12%	\$643,750.	\$371,000.	73.52%	121	86	40.70%
2 Duplex	\$550,000.	\$292,000.	88.36%	\$550,000.	\$292,000.	88.36%	527	63	736.51%
3 Mobile Home	\$72,250.	\$87,357.14	-17.29%	\$70,000.	\$83,000.	-15.66%	155	112	38.39%
4 Recreational	\$164,180.	\$103,000.	59.40%	\$188,910.	\$103,000.	83.41%	95	49	93.88%
5 Residential	\$307,867.71	\$372,343.12	-17.32%	\$297,500.	\$360,000.	-17.36%	92	92	0.00%
6 Residential WF	\$556,250.	\$2,500,000.	-77.75%	\$553,000.	\$2,500,000.	-77.88%	132	53	149.06%
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	\$239,916.67	\$192,500.	24.63%	\$194,000.	\$192,500.	0.78%	155	26	496.15%
10 Townhouse	\$309,166.65	\$375,975.	-17.77%	\$217,500.	\$357,450.	-39.15%	96	149	-35.57%
11 RES. TOTAL	\$342,107.31	\$366,055.71	-6.54%	\$292,500.	\$350,000.	-16.43%	111	93	19.35%
12 FARMS	\$0.	\$695,000.	0.00%	\$0.	\$695,000.	0.00%	0	64	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$212,600.	\$187,000.	13.69%	\$168,000.	\$206,000.	-18.45%	285	31	819.35%
15 Acreage WF	\$0.	\$985,000.	0.00%	\$0.	\$985,000.	0.00%	0	110	0.00%
16 Lots	\$115,083.33	\$129,300.	-11.00%	\$114,500.	\$118,000.	-2.97%	144	53	171.70%
17 Lots WF	\$0.	\$555,000.	0.00%	\$0.	\$555,000.	0.00%	0	273	0.00%
18 LOTS TOTAL	\$159,409.09	\$300,227.28	-46.90%	\$130,000.	\$206,000.	-36.89%	208	92	126.09%
19 Business	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
20 Commercial	\$267,500.	\$0.	0.00%	\$267,500.	\$0.	0.00%	79	0	0.00%
21 Land	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
22 Leases	\$0.	\$26,827.33	0.00%	\$0.	\$11.	0.00%	0	211	0.00%
23 IC&I TOTAL	\$267,500.	\$26,827.33	897.12%	\$267,500.	\$11.	2431718.16%	79	211	-62.56%
24 GRAND TOTAL	\$318,948.56	\$349,433.90	-8.72%	\$285,500.	\$346,000.	-17.49%	122	97	25.77%

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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%
<b>Area = SH</b>									
1 Acreage/House	\$562,739.75	\$603,659.18	-6.78%	\$470,000.	\$475,000.	-1.05%	120	91	31.87%
2 Duplex	\$472,467.62	\$476,111.12	-0.77%	\$515,000.	\$399,000.	29.07%	395	41	863.41%
3 Mobile Home	\$89,065.64	\$116,953.52	-23.85%	\$78,450.	\$95,000.	-17.42%	154	77	100.00%
4 Recreational	\$207,413.32	\$306,666.65	-32.37%	\$215,910.	\$310,000.	-30.35%	99	66	50.00%
5 Residential	\$325,081.18	\$374,218.50	-13.13%	\$320,000.	\$375,000.	-14.67%	119	86	38.37%
6 Residential WF	\$603,769.25	\$856,040.	-29.47%	\$590,000.	\$617,450.	-4.45%	166	103	61.17%
7 3/4-Plex	\$418,000.	\$0.	0.00%	\$418,000.	\$0.	0.00%	28	0	0.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$273,257.15	\$230,052.93	18.78%	\$210,000.	\$195,000.	7.69%	126	62	103.23%
10 Townhouse	\$273,666.65	\$343,396.65	-20.31%	\$272,500.	\$329,000.	-17.17%	153	107	42.99%
11 RES. TOTAL	\$324,753.12	\$368,268.06	-11.82%	\$315,000.	\$359,500.	-12.38%	134	86	55.81%
12 FARMS	\$0.	\$695,000.	0.00%	\$0.	\$695,000.	0.00%	0	64	0.00%
13 MULTIFAMILY	\$0.	\$1,250,000.	0.00%	\$0.	\$1,250,000.	0.00%	0	27	0.00%
14 Acreage	\$195,968.42	\$292,066.65	-32.90%	\$168,000.	\$206,000.	-18.45%	254	123	106.50%
15 Acreage WF	\$772,500.	\$985,000.	-21.57%	\$772,500.	\$985,000.	-21.57%	28	110	-74.55%
16 Lots	\$127,062.50	\$119,582.82	6.25%	\$117,500.	\$114,500.	2.62%	155	116	33.62%
17 Lots WF	\$300,500.	\$393,257.15	-23.59%	\$235,000.	\$399,000.	-41.10%	59	171	-65.50%
18 LOTS TOTAL	\$175,591.17	\$169,608.59	3.53%	\$147,500.	\$125,700.	17.34%	184	120	53.33%
19 Business	\$541,250.	\$189,785.71	185.19%	\$975,000.	\$260,000.	275.00%	318	245	29.80%
20 Commercial	\$480,749.84	\$514,716.	-6.60%	\$333,749.50	\$415,648.	-19.70%	75	211	-64.45%
21 Land	\$0.	\$423,000.	0.00%	\$0.	\$423,000.	0.00%	0	233	0.00%
22 Leases	\$17,154.18	\$14,318.12	19.81%	\$750.	\$3,488.60	-78.50%	211	225	-6.22%
23 IC&I TOTAL	\$392,381.65	\$207,624.04	88.99%	\$365,000.	\$60,230.	506.01%	181	228	-20.61%
24 GRAND TOTAL	\$310,707.	\$324,536.90	-4.26%	\$295,000.	\$314,250.	-6.13%	140	98	42.86%

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