

Central Zone Monthly Statistics

September 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 = September						
Area = Central Zone						
1 Units Listed	1016	1103	-7.89%	9332	11165	-16.42%
2 Units Sold	398	264	50.76%	2918	3329	-12.35%
3 Sales Volume	\$156,651,632.	\$106,709,160.	46.80%	\$1,135,293,056.	\$1,442,021,632.	-21.27%
4 List/Sell Ratio	93.02%	92.77%		91.17%	95.17%	
5 Days to Sell	107	92	16.30%	100	76	31.58%
6 Active Listings	5243	5590	-6.21%			
Area = North Zone						
1 Units Listed	330	433	-23.79%	3522	4125	-14.62%
2 Units Sold	191	101	89.11%	1262	1299	-2.85%
3 Sales Volume	\$65,517,632.	\$35,762,132.	83.20%	\$432,270,688.	\$494,346,400.	-12.56%
4 List/Sell Ratio	90.76%	90.59%		90.28%	94.47%	
5 Days to Sell	150	97	54.64%	128	95	34.74%
6 Active Listings	2416	2486	-2.82%			
Area = Shuswap Zone						
1 Units Listed	153	201	-23.88%	1957	2555	-23.41%
2 Units Sold	95	76	25.00%	574	718	-20.06%
3 Sales Volume	\$33,252,810.	\$22,741,852.	46.22%	\$182,651,472.	\$231,094,544.	-20.96%
4 List/Sell Ratio	87.84%	89.28%		87.28%	92.53%	
5 Days to Sell	174	105	65.71%	146	98	48.98%
6 Active Listings	1617	1771	-8.70%			
Area = Grand Total						
1 Units Listed	1499	1737	-13.70%	14811	17845	-17.00%
2 Units Sold	684	441	55.10%	4754	5346	-11.07%
3 Sales Volume	\$255,422,080.	\$165,213,152.	54.60%	\$1,750,215,296.	\$2,167,462,656.	-19.25%
4 List/Sell Ratio	91.66%	91.66%		90.46%	94.64%	
5 Days to Sell	128	95	34.74%	113	84	34.52%
6 Active Listings	9276	9847	-5.80%			

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Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	398	\$156,651,632.	207	\$96,075,224.
Last Month	388	\$156,568,336.	177	\$82,889,400.
This Month Last Year	264	\$106,709,160.	129	\$61,337,092.

Description	Total Listings Taken	Inventory
This Month	1016	5243
Last Month	880	5347
This Month Last Year	1103	5590

Quick Summary Part 2

	<u>Description</u>	<u>This Month</u>
Year = 2009		
Month = 9		
Area = CO		
7	Ratio of Sales vs. Inventory	7.59%
8	Condo/Apt -- Sales	74
9	Condo/Apt -- New Listings	249
10	Condo/Apt -- Current Inventory	1117
11	Condo/Apt -- Sell/Inv. Ratio	6.63%
12	Condo/Apt -- Days to Sell	114
13	Condo/Townhouse -- Sales	62
14	Condo/Townhouse -- New Listings	118
15	Condo/Townhouse -- Current Inventory	495
16	Condo/Townhouse -- Sell/Inv. Ratio	12.53%
17	Condo/Townhouse -- Days to Sell	119
18	Lots -- Sales	11
19	Lots -- New Listings	48
20	Lots -- Current Inventory	875
21	Lots -- Sell/Inv. Ratio	1.26%
22	Lots -- Days to Sell	301
23	Residential -- Sales	207
24	Residential -- New Listings	420
25	Residential -- Current Inventory	1582
26	Residential -- Sell/Inv. Ratio	13.09%
27	Residential -- Days to Sell	85
28	Average House Price	\$464,131.53
29	Median House Price	\$438,400.

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	33	6.06%	305	378	-19.31%	215	238	-9.66%
2 Duplex	21	13	61.54%	168	212	-20.75%	67	82	-18.29%
3 Mobile Home	46	49	-6.12%	426	565	-24.60%	233	216	7.87%
4 Recreational	6	5	20.00%	60	72	-16.67%	45	62	-27.42%
5 Residential	420	473	-11.21%	3781	4599	-17.79%	1582	1920	-17.60%
6 Residential WF	15	5	200.00%	133	151	-11.92%	112	93	20.43%
7 3/4-Plex	4	2	100.00%	16	18	-11.11%	10	11	-9.09%
8 Timeshare	0	2	-100.00%	5	15	-66.67%	4	11	-63.64%
9 Apartment	249	223	11.66%	1903	2539	-25.05%	1117	1292	-13.54%
10 Townhouse	118	125	-5.60%	1010	1201	-15.90%	495	592	-16.39%
11 RES. TOTAL	914	930	-1.72%	7807	9750	-19.93%	3880	4517	-14.10%
12 FARMS	9	6	50.00%	88	96	-8.33%	77	77	0.00%
13 MULTIFAMILY	2	1	100.00%	23	17	35.29%	10	9	11.11%
14 Acreage	14	13	7.69%	117	165	-29.09%	131	124	5.65%
15 Acreage WF	0	1	-100.00%	20	19	5.26%	18	14	28.57%
16 Lots	33	84	-60.71%	758	599	26.54%	704	467	50.75%
17 Lots WF	1	1	0.00%	20	24	-16.67%	22	14	57.14%
18 LOTS TOTAL	48	99	-51.52%	921	812	13.42%	875	619	41.36%
19 Business	6	10	-40.00%	80	102	-21.57%	68	75	-9.33%
20 Commercial	4	33	-87.88%	96	154	-37.66%	99	112	-11.61%
21 Land	9	7	28.57%	95	84	13.10%	82	60	36.67%
22 Leases	24	17	41.18%	220	149	47.65%	151	121	24.79%
23 IC&I TOTAL	43	67	-35.82%	491	489	0.41%	400	368	8.70%
24 GRAND TOTAL	1016	1103	-7.89%	9332	11165	-16.42%	5243	5590	-6.21%

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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	6	2	200.00%	\$4,543,000.	\$1,324,000.	243.13%	97.68%	95.32%
2 Duplex	9	9	0.00%	\$3,197,450.	\$3,275,150.	-2.37%	96.16%	94.41%
3 Mobile Home	10	14	-28.57%	\$913,500.	\$1,412,600.	-35.33%	87.92%	85.19%
4 Recreational	1	0	0.00%	\$100,000.	\$0.	0.00%	56.49%	0.00%
5 Residential	207	129	60.47%	\$96,075,224.	\$61,337,092.	56.63%	94.29%	91.82%
6 Residential WF	2	3	-33.33%	\$3,800,000.	\$5,033,000.	-24.50%	85.52%	90.42%
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	74	61	21.31%	\$19,190,554.	\$16,429,481.	16.81%	91.54%	92.53%
10 Townhouse	62	28	121.43%	\$21,846,944.	\$10,841,800.	101.51%	93.49%	93.80%
11 RES. TOTAL	371	246	50.81%	\$149,666,672.	\$99,653,120.	50.19%	93.39%	91.95%
12 FARMS	2	0	0.00%	\$1,360,000.	\$0.	0.00%	93.38%	0.00%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	2	1	100.00%	\$524,000.	\$420,000.	24.76%	72.13%	93.54%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	8	5	60.00%	\$1,884,300.	\$1,057,000.	78.27%	86.73%	91.27%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	11	7	57.14%	\$3,137,000.	\$2,147,000.	46.11%	84.49%	90.53%
19 Business	3	3	0.00%	\$780,500.	\$274,500.	184.34%	78.09%	77.12%
20 Commercial	1	1	0.00%	\$255,000.	\$3,450,000.	-92.61%	96.22%	353.84%
21 Land	0	1	-100.00%	\$0.	\$670,000.	0.00%	0.00%	95.85%
22 Leases	10	6	66.67%	\$1,452,461.	\$514,540.50	182.28%	0.00%	0.00%
23 IC&I TOTAL	14	11	27.27%	\$2,487,961.	\$4,909,040.50	-49.32%	82.62%	136.21%
24 GRAND TOTAL	398	264	50.76%	\$156,651,632.	\$106,709,160.	46.80%	93.02%	92.77%

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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	55	65	-15.38%	\$39,991,624.	\$67,112,896.	-40.41%	90.22%	91.86%
2 Duplex	75	88	-14.77%	\$25,771,416.	\$34,231,640.	-24.71%	93.15%	95.53%
3 Mobile Home	129	219	-41.10%	\$12,511,650.	\$26,331,616.	-52.48%	85.38%	90.64%
4 Recreational	8	8	0.00%	\$2,440,000.	\$1,812,562.	34.62%	87.91%	91.94%
5 Residential	1456	1531	-4.90%	\$665,888,000.	\$781,851,264.	-14.83%	92.37%	95.81%
6 Residential WF	20	24	-16.67%	\$42,573,500.	\$57,670,500.	-26.18%	81.42%	91.64%
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	565	721	-21.64%	\$143,739,088.	\$210,317,792.	-31.66%	90.49%	95.41%
10 Townhouse	429	371	15.63%	\$149,205,280.	\$145,493,552.	2.55%	91.87%	96.02%
11 RES. TOTAL	2745	3031	-9.44%	\$1,084,964,096.	\$1,326,108,800.	-18.18%	91.46%	95.21%
12 FARMS	12	8	50.00%	\$9,811,000.	\$8,960,000.	9.50%	86.41%	88.74%
13 MULTIFAMILY	3	1	200.00%	\$1,571,300.	\$860,000.	82.71%	92.61%	98.28%
14 Acreage	12	22	-45.45%	\$4,595,500.	\$12,997,050.	-64.64%	75.42%	92.41%
15 Acreage WF	1	2	-50.00%	\$200,000.	\$2,150,000.	-90.70%	72.99%	91.17%
16 Lots	65	126	-48.41%	\$14,397,556.	\$29,822,454.	-51.72%	88.31%	95.77%
17 Lots WF	0	1	-100.00%	\$0.	\$1,700,000.	0.00%	0.00%	94.44%
18 LOTS TOTAL	79	152	-48.03%	\$19,921,756.	\$47,339,504.	-57.92%	86.20%	95.13%
19 Business	13	21	-38.10%	\$2,450,157.	\$5,089,700.	-51.86%	67.29%	80.10%
20 Commercial	18	28	-35.71%	\$9,594,750.	\$21,156,628.	-54.65%	90.14%	106.67%
21 Land	1	20	-95.00%	\$1,020,000.	\$25,828,750.	-96.05%	85.00%	90.88%
22 Leases	47	68	-30.88%	\$5,960,001.50	\$6,678,279.50	-10.76%	0.00%	96.83%
23 IC&I TOTAL	79	137	-42.34%	\$19,024,908.	\$58,753,360.	-67.62%	80.39%	94.12%
24 GRAND TOTAL	2918	3329	-12.35%	\$1,135,293,056.	\$1,442,021,632.	-21.27%	91.17%	95.17%

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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	\$757,166.68	\$662,000.	14.38%	\$733,500.	\$662,000.	10.80%	90	82	9.76%
2 Duplex	\$355,272.21	\$363,905.56	-2.37%	\$345,000.	\$339,500.	1.62%	69	42	64.29%
3 Mobile Home	\$91,350.	\$100,900.	-9.46%	\$88,000.	\$94,000.	-6.38%	124	101	22.77%
4 Recreational	\$100,000.	\$0.	0.00%	\$100,000.	\$0.	0.00%	66	0	0.00%
5 Residential	\$464,131.53	\$475,481.31	-2.39%	\$438,400.	\$450,000.	-2.58%	85	78	8.97%
6 Residential WF	\$1,900,000.	\$1,677,666.62	13.25%	\$1,900,000.	\$1,950,000.	-2.56%	192	59	225.42%
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	\$259,331.81	\$269,335.75	-3.71%	\$239,000.	\$255,000.	-6.27%	114	91	25.27%
10 Townhouse	\$352,370.09	\$387,207.15	-9.00%	\$345,000.	\$394,250.	-12.49%	119	82	45.12%
11 RES. TOTAL	\$403,414.21	\$405,094.	-0.41%	\$379,900.	\$400,000.	-5.02%	97	82	18.29%
12 FARMS	\$680,000.	\$0.	0.00%	\$680,000.	\$0.	0.00%	109	0	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$262,000.	\$420,000.	-37.62%	\$262,000.	\$420,000.	-37.62%	476	77	518.18%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$235,537.50	\$211,400.	11.42%	\$242,400.	\$244,000.	-0.66%	287	85	237.65%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$285,181.81	\$306,714.28	-7.02%	\$249,000.	\$254,000.	-1.97%	301	81	271.60%
19 Business	\$260,166.67	\$91,500.	184.34%	\$200,000.	\$84,500.	136.69%	170	125	36.00%
20 Commercial	\$255,000.	\$3,450,000.	-92.61%	\$255,000.	\$3,450,000.	-92.61%	83	153	-45.75%
21 Land	\$0.	\$670,000.	0.00%	\$0.	\$670,000.	0.00%	0	2451	0.00%
22 Leases	\$145,246.09	\$85,756.75	69.37%	\$160,900.	\$122,625.	31.21%	222	118	88.14%
23 IC&I TOTAL	\$177,711.50	\$446,276.40	-60.18%	\$160,900.	\$121,500.	32.43%	201	335	-40.00%
24 GRAND TOTAL	\$393,597.06	\$404,201.37	-2.62%	\$372,750.	\$393,000.	-5.15%	107	92	16.30%

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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	\$727,120.43	\$1,032,506.12	-29.58%	\$650,000.	\$765,000.	-15.03%	117	93	25.81%
2 Duplex	\$343,618.90	\$388,995.87	-11.67%	\$325,000.	\$356,800.	-8.91%	80	58	37.93%
3 Mobile Home	\$96,989.53	\$120,235.68	-19.33%	\$82,000.	\$110,000.	-25.45%	103	69	49.28%
4 Recreational	\$305,000.	\$226,570.25	34.62%	\$375,000.	\$187,031.	100.50%	351	162	116.67%
5 Residential	\$457,340.65	\$510,680.09	-10.44%	\$420,000.	\$476,888.	-11.93%	86	62	38.71%
6 Residential WF	\$2,128,675.	\$2,402,937.50	-11.41%	\$1,820,000.	\$2,047,500.	-11.11%	141	107	31.78%
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	\$254,405.45	\$291,702.90	-12.79%	\$235,000.	\$262,000.	-10.31%	109	69	57.97%
10 Townhouse	\$347,797.84	\$392,165.87	-11.31%	\$328,000.	\$360,100.	-8.91%	105	72	45.83%
11 RES. TOTAL	\$395,251.06	\$437,515.28	-9.66%	\$365,000.	\$400,000.	-8.75%	96	66	45.45%
12 FARMS	\$817,583.31	\$1,120,000.	-27.00%	\$634,500.	\$1,167,500.	-45.65%	124	172	-27.91%
13 MULTIFAMILY	\$523,766.65	\$860,000.	-39.10%	\$800,000.	\$860,000.	-6.98%	46	28	64.29%
14 Acreage	\$382,958.34	\$590,775.	-35.18%	\$232,500.	\$512,500.	-54.63%	221	128	72.66%
15 Acreage WF	\$200,000.	\$1,075,000.	-81.40%	\$200,000.	\$1,075,000.	-81.40%	302	221	36.65%
16 Lots	\$221,500.85	\$236,686.14	-6.42%	\$215,000.	\$211,000.	1.90%	165	131	25.95%
17 Lots WF	\$0.	\$1,700,000.	0.00%	\$0.	\$1,700,000.	0.00%	0	157	0.00%
18 LOTS TOTAL	\$252,174.12	\$311,444.09	-19.03%	\$217,500.	\$235,000.	-7.45%	174	131	32.82%
19 Business	\$188,473.60	\$242,366.67	-22.24%	\$800,000.	\$85,000.	841.18%	243	192	26.56%
20 Commercial	\$533,041.68	\$755,593.87	-29.45%	\$163,500.	\$2,175,000.	-92.48%	172	120	43.33%
21 Land	\$1,020,000.	\$1,291,437.50	-21.02%	\$1,020,000.	\$950,000.	7.37%	330	448	-26.34%
22 Leases	\$126,808.54	\$98,209.99	29.12%	\$187,440.	\$43,398.50	331.90%	139	206	-32.52%
23 IC&I TOTAL	\$240,821.62	\$428,856.62	-43.85%	\$145,000.	\$150,000.	-3.33%	166	221	-24.89%
24 GRAND TOTAL	\$389,065.50	\$433,169.62	-10.18%	\$360,000.	\$394,000.	-8.63%	100	76	31.58%

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