

# **Shuswap Zone Monthly Statistics**

**September 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
<b>Year = 2008</b>						
<b>Month = September</b>						
<b>Area = Central Zone</b>						
1 Units Listed	1102	938	17.48%	11165	8615	29.60%
2 Units Sold	265	463	-42.76%	3334	5071	-34.25%
3 Sales Volume	\$110,756,664.	\$201,946,928.	-45.16%	\$1,449,544,192.	\$2,068,045,568.	-29.91%
4 List/Sell Ratio	92.78%	96.09%		95.18%	96.60%	
5 Days to Sell	92	65	41.54%	76	68	11.76%
6 Active Listings	5590	3089	80.96%			
<b>Area = North Zone</b>						
1 Units Listed	434	322	34.78%	4138	3537	16.99%
2 Units Sold	103	186	-44.62%	1306	2093	-37.60%
3 Sales Volume	\$36,888,132.	\$71,625,728.	-48.50%	\$498,927,680.	\$711,601,536.	-29.89%
4 List/Sell Ratio	90.70%	95.29%		94.47%	96.51%	
5 Days to Sell	98	82	19.51%	95	85	11.76%
6 Active Listings	2486	1560	59.36%			
<b>Area = Shuswap Zone</b>						
1 Units Listed	212	248	-14.52%	2738	2201	24.40%
2 Units Sold	82	125	-34.40%	783	1252	-37.46%
3 Sales Volume	\$24,247,352.	\$45,333,504.	-46.51%	\$252,561,328.	\$404,617,728.	-37.58%
4 List/Sell Ratio	89.21%	93.89%		92.61%	95.58%	
5 Days to Sell	108	103	4.85%	98	106	-7.55%
6 Active Listings	1771	1095	61.74%			
<b>Area = Grand Total</b>						
1 Units Listed	1748	1508	15.92%	18041	14353	25.69%
2 Units Sold	450	774	-41.86%	5423	8416	-35.56%
3 Sales Volume	\$171,892,144.	\$318,906,176.	-46.10%	\$2,201,033,216.	\$3,184,264,704.	-30.88%
4 List/Sell Ratio	91.64%	95.54%		94.63%	96.42%	
5 Days to Sell	96	75	28.00%	84	78	7.69%
6 Active Listings	9847	5744	71.43%			

# Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	82	\$24,247,352.	43	\$15,880,952.
Last Month	96	\$33,001,282.	60	\$21,799,000.
This Month Last Year	125	\$45,333,504.	44	\$17,048,400.

Description	Total Listings Taken	Inventory
This Month	212	1771
Last Month	242	1822
This Month Last Year	248	1095

# Quick Summary Part 2

Description	This Month
<b>Year = 2008</b>	
<b>Month = 9</b>	
<b>Area = SH</b>	
7 Ratio of Sales vs. Inventory	4.63%
8 Condo/Apt -- Sales	1
9 Condo/Apt -- New Listings	5
10 Condo/Apt -- Current Inventory	57
11 Condo/Apt -- Sell/Inv. Ratio	1.75%
12 Condo/Apt -- Days to Sell	336
13 Condo/Townhouse -- Sales	7
14 Condo/Townhouse -- New Listings	6
15 Condo/Townhouse -- Current Inventory	115
16 Condo/Townhouse -- Sell/Inv. Ratio	6.09%
17 Condo/Townhouse -- Days to Sell	115
18 Lots -- Sales	12
19 Lots -- New Listings	38
20 Lots -- Current Inventory	493
21 Lots -- Sell/Inv. Ratio	2.43%
22 Lots -- Days to Sell	65
23 Residential -- Sales	43
24 Residential -- New Listings	97
25 Residential -- Current Inventory	472
26 Residential -- Sell/Inv. Ratio	9.11%
27 Residential -- Days to Sell	123
28 Average House Price	\$369,324.46
29 Median House Price	\$365,500.

## 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	18	27	-33.33%	265	218	21.56%	200	110	81.82%
2 Duplex	1	2	-50.00%	39	9	333.33%	25	5	400.00%
3 Mobile Home	21	14	50.00%	189	152	24.34%	93	46	102.17%
4 Recreational	2	5	-60.00%	54	58	-6.90%	40	29	37.93%
5 Residential	97	70	38.57%	987	759	30.04%	472	278	69.78%
6 Residential WF	7	13	-46.15%	112	93	20.43%	89	68	30.88%
7 3/4-Plex	1	2	-50.00%	4	10	-60.00%	5	6	-16.67%
8 Timeshare	0	0	0.00%	0	0	0.00%	0	0	0.00%
9 Apartment	5	57	-91.23%	92	114	-19.30%	57	86	-33.72%
10 Townhouse	6	8	-25.00%	198	139	42.45%	115	58	98.28%
11 RES. TOTAL	158	198	-20.20%	1940	1552	25.00%	1096	686	59.77%
12 FARMS	4	2	100.00%	43	35	22.86%	46	21	119.05%
13 MULTIFAMILY	2	1	100.00%	6	5	20.00%	6	2	200.00%
14 Acreage	6	3	100.00%	123	102	20.59%	113	73	54.79%
15 Acreage WF	1	2	-50.00%	26	12	116.67%	22	12	83.33%
16 Lots	27	31	-12.90%	388	344	12.79%	307	167	83.83%
17 Lots WF	4	0	0.00%	60	17	252.94%	51	10	410.00%
18 LOTS TOTAL	38	37	2.70%	607	477	27.25%	493	262	88.17%
19 Business	3	4	-25.00%	57	54	5.56%	53	52	1.92%
20 Commercial	1	3	-66.67%	41	33	24.24%	39	33	18.18%
21 Land	6	1	500.00%	34	32	6.25%	29	24	20.83%
22 Leases	0	2	-100.00%	10	13	-23.08%	9	15	-40.00%
23 IC&I TOTAL	10	10	0.00%	142	132	7.58%	130	124	4.84%
24 GRAND TOTAL	212	248	-14.52%	2738	2201	24.40%	1771	1095	61.74%

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 = SH</b>								
1 Acreage/House	6	21	-71.43%	\$2,370,000.	\$12,635,000.	-81.24%	89.15%	93.10%
2 Duplex	1	0	0.00%	\$292,000.	\$0.	0.00%	97.65%	0.00%
3 Mobile Home	11	12	-8.33%	\$1,242,500.	\$1,485,400.	-16.35%	84.60%	92.31%
4 Recreational	0	2	-100.00%	\$0.	\$1,347,500.	0.00%	0.00%	91.71%
5 Residential	43	44	-2.27%	\$15,880,952.	\$17,048,400.	-6.85%	89.96%	96.63%
6 Residential WF	0	6	-100.00%	\$0.	\$5,829,900.	0.00%	0.00%	86.89%
7 3/4-Plex	0	1	-100.00%	\$0.	\$550,000.	0.00%	0.00%	97.34%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	1	5	-80.00%	\$298,000.	\$1,187,000.	-74.89%	70.96%	95.13%
10 Townhouse	7	2	250.00%	\$2,085,000.	\$487,000.	328.13%	92.52%	92.14%
11 RES. TOTAL	69	93	-25.81%	\$22,168,452.	\$40,570,200.	-45.36%	89.13%	94.37%
12 FARMS	0	1	-100.00%	\$0.	\$450,000.	0.00%	0.00%	95.76%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	1	5	-80.00%	\$419,000.	\$1,141,500.	-63.29%	93.13%	93.75%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	11	25	-56.00%	\$1,254,900.	\$2,921,803.25	-57.05%	88.79%	92.75%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	12	30	-60.00%	\$1,673,900.	\$4,063,303.25	-58.80%	89.15%	92.92%
19 Business	0	1	-100.00%	\$0.	\$250,000.	0.00%	0.00%	76.92%
20 Commercial	1	0	0.00%	\$405,000.	\$0.	0.00%	95.29%	0.00%
21 Land	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
22 Leases	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
23 IC&I TOTAL	1	1	0.00%	\$405,000.	\$250,000.	62.00%	95.29%	76.92%
24 GRAND TOTAL	82	125	-34.40%	\$24,247,352.	\$45,333,504.	-46.51%	89.21%	93.89%

## 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	57	118	-51.69%	\$33,009,300.	\$60,894,636.	-45.79%	93.18%	94.72%
2 Duplex	13	5	160.00%	\$5,058,000.	\$1,894,500.	166.98%	92.90%	91.98%
3 Mobile Home	79	111	-28.83%	\$9,171,012.	\$10,951,865.	-16.26%	88.57%	92.57%
4 Recreational	9	17	-47.06%	\$2,760,000.	\$7,766,000.	-64.46%	92.94%	94.74%
5 Residential	367	501	-26.75%	\$133,445,680.	\$170,078,304.	-21.54%	93.35%	96.29%
6 Residential WF	11	32	-65.63%	\$8,900,400.	\$28,655,104.	-68.94%	92.13%	90.56%
7 3/4-Plex	0	5	-100.00%	\$0.	\$1,997,500.	0.00%	0.00%	96.34%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	20	48	-58.33%	\$5,126,800.	\$10,986,500.	-53.34%	95.11%	98.13%
10 Townhouse	55	87	-36.78%	\$19,079,350.	\$30,377,600.	-37.19%	95.36%	97.41%
11 RES. TOTAL	611	924	-33.87%	\$216,550,544.	\$323,602,016.	-33.08%	92.92%	95.60%
12 FARMS	3	11	-72.73%	\$2,195,000.	\$7,866,000.	-72.10%	88.60%	93.89%
13 MULTIFAMILY	1	3	-66.67%	\$1,250,000.	\$1,440,500.	-13.22%	96.15%	100.37%
14 Acreage	23	55	-58.18%	\$7,017,400.	\$24,592,050.	-71.46%	90.24%	95.60%
15 Acreage WF	1	2	-50.00%	\$985,000.	\$2,755,000.	-64.25%	106.48%	80.30%
16 Lots	110	212	-48.11%	\$13,093,600.	\$24,887,944.	-47.39%	91.86%	96.50%
17 Lots WF	7	9	-22.22%	\$2,752,800.	\$3,291,000.	-16.35%	92.74%	95.70%
18 LOTS TOTAL	141	280	-49.64%	\$23,848,800.	\$56,076,996.	-57.47%	91.75%	96.15%
19 Business	8	12	-33.33%	\$4,428,500.	\$3,733,000.	18.63%	76.90%	88.05%
20 Commercial	8	9	-11.11%	\$3,722,296.	\$5,805,500.	-35.88%	98.71%	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	27	34	-20.59%	\$8,716,977.	\$15,632,234.	-44.24%	90.01%	90.18%
24 GRAND TOTAL	783	1252	-37.46%	\$252,561,328.	\$404,617,728.	-37.58%	92.61%	95.58%

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 (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	\$395,000.	\$601,666.68	-34.35%	\$376,500.	\$505,000.	-25.45%	122	85	43.53%
2 Duplex	\$292,000.	\$0.	0.00%	\$292,000.	\$0.	0.00%	14	0	0.00%
3 Mobile Home	\$112,954.54	\$123,783.33	-8.75%	\$85,500.	\$104,950.	-18.53%	74	56	32.14%
4 Recreational	\$0.	\$673,750.	0.00%	\$0.	\$673,750.	0.00%	0	201	0.00%
5 Residential	\$369,324.46	\$387,463.62	-4.68%	\$365,500.	\$396,250.	-7.76%	123	91	35.16%
6 Residential WF	\$0.	\$971,650.	0.00%	\$0.	\$922,500.	0.00%	0	163	0.00%
7 3/4-Plex	\$0.	\$550,000.	0.00%	\$0.	\$550,000.	0.00%	0	17	0.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$298,000.	\$237,400.	25.53%	\$298,000.	\$202,000.	47.52%	336	36	833.33%
10 Townhouse	\$297,857.15	\$243,500.	22.32%	\$325,000.	\$243,500.	33.47%	115	170	-32.35%
11 RES. TOTAL	\$321,281.90	\$436,238.71	-26.35%	\$327,500.	\$401,000.	-18.33%	116	90	28.89%
12 FARMS	\$0.	\$450,000.	0.00%	\$0.	\$450,000.	0.00%	0	84	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$419,000.	\$228,300.	83.53%	\$419,000.	\$284,500.	47.28%	21	90	-76.67%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$114,081.82	\$116,872.12	-2.39%	\$120,000.	\$110,000.	9.09%	69	126	-45.24%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$139,491.67	\$135,443.43	2.99%	\$121,500.	\$116,000.	4.74%	65	120	-45.83%
19 Business	\$0.	\$250,000.	0.00%	\$0.	\$250,000.	0.00%	0	834	0.00%
20 Commercial	\$405,000.	\$0.	0.00%	\$405,000.	\$0.	0.00%	43	0	0.00%
21 Land	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
22 Leases	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
23 IC&I TOTAL	\$405,000.	\$250,000.	62.00%	\$405,000.	\$250,000.	62.00%	43	834	-94.84%
24 GRAND TOTAL	\$295,699.40	\$362,668.03	-18.47%	\$316,500.	\$320,000.	-1.09%	108	103	4.85%

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%
<b>Area = SH</b>									
1 Acreage/House	\$579,110.50	\$516,056.21	12.22%	\$460,000.	\$447,000.	2.91%	92	120	-23.33%
2 Duplex	\$389,076.93	\$378,900.	2.69%	\$292,000.	\$325,000.	-10.15%	56	93	-39.78%
3 Mobile Home	\$116,088.75	\$98,665.45	17.66%	\$90,500.	\$80,000.	13.13%	74	64	15.63%
4 Recreational	\$306,666.65	\$456,823.53	-32.87%	\$310,000.	\$347,500.	-10.79%	66	74	-10.81%
5 Residential	\$363,612.21	\$339,477.65	7.11%	\$365,500.	\$335,000.	9.10%	90	83	8.43%
6 Residential WF	\$809,127.25	\$895,472.	-9.64%	\$535,000.	\$890,000.	-39.89%	95	111	-14.41%
7 3/4-Plex	\$0.	\$399,500.	0.00%	\$0.	\$452,500.	0.00%	0	33	0.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$256,340.	\$228,885.42	11.99%	\$202,000.	\$206,250.	-2.06%	74	153	-51.63%
10 Townhouse	\$346,897.28	\$349,167.81	-0.65%	\$326,000.	\$287,000.	13.59%	104	148	-29.73%
11 RES. TOTAL	\$354,419.87	\$350,218.62	1.20%	\$345,000.	\$321,950.	7.16%	88	96	-8.33%
12 FARMS	\$731,666.68	\$715,090.93	2.32%	\$695,000.	\$535,000.	29.91%	129	158	-18.35%
13 MULTIFAMILY	\$1,250,000.	\$480,166.65	160.33%	\$1,250,000.	\$452,500.	176.24%	27	275	-90.18%
14 Acreage	\$305,104.34	\$447,128.18	-31.76%	\$223,000.	\$234,000.	-4.70%	120	161	-25.47%
15 Acreage WF	\$985,000.	\$1,377,500.	-28.49%	\$985,000.	\$1,377,500.	-28.49%	110	97	13.40%
16 Lots	\$119,032.72	\$117,395.96	1.39%	\$114,750.	\$101,580.	12.97%	111	110	0.91%
17 Lots WF	\$393,257.15	\$365,666.65	7.55%	\$399,000.	\$300,000.	33.00%	171	106	61.32%
18 LOTS TOTAL	\$169,140.42	\$200,274.98	-15.55%	\$125,000.	\$118,000.	5.93%	115	121	-4.96%
19 Business	\$553,562.50	\$311,083.34	77.95%	\$83,000.	\$527,500.	-84.27%	226	189	19.58%
20 Commercial	\$465,287.	\$645,055.56	-27.87%	\$305,648.	\$701,000.	-56.40%	228	274	-16.79%
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	\$322,851.	\$459,771.59	-29.78%	\$120,000.	\$327,500.	-63.36%	227	225	0.89%
24 GRAND TOTAL	\$322,555.96	\$323,177.12	-0.19%	\$310,000.	\$280,000.	10.71%	98	106	-7.55%