

# **Shuswap 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
<b>Year = 2009</b>						
<b>Month = September</b>						
<b>Area = Central Zone</b>						
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%			
<b>Area = North Zone</b>						
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%			
<b>Area = Shuswap Zone</b>						
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%			
<b>Area = Grand Total</b>						
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%			

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	95	\$33,252,810.	47	\$15,999,762.
Last Month	91	\$29,655,370.	48	\$14,777,650.
This Month Last Year	76	\$22,741,852.	38	\$14,496,452.

Description	Total Listings Taken	Inventory
This Month	153	1617
Last Month	221	1705
This Month Last Year	201	1771

# Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
<b>Year = 2009</b>	
<b>Month = 9</b>	
<b>Area = SH</b>	
7 Ratio of Sales vs. Inventory	5.88%
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8 Condo/Apt -- Sales	3
9 Condo/Apt -- New Listings	8
10 Condo/Apt -- Current Inventory	58
11 Condo/Apt -- Sell/Inv. Ratio	5.17%
12 Condo/Apt -- Days to Sell	204
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13 Condo/Townhouse -- Sales	6
14 Condo/Townhouse -- New Listings	16
15 Condo/Townhouse -- Current Inventory	98
16 Condo/Townhouse -- Sell/Inv. Ratio	6.12%
17 Condo/Townhouse -- Days to Sell	263
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18 Lots -- Sales	7
19 Lots -- New Listings	35
20 Lots -- Current Inventory	506
21 Lots -- Sell/Inv. Ratio	1.38%
22 Lots -- Days to Sell	208
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23 Residential -- Sales	47
24 Residential -- New Listings	51
25 Residential -- Current Inventory	401
26 Residential -- Sell/Inv. Ratio	11.72%
27 Residential -- Days to Sell	163
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28 Average House Price	\$340,420.46
29 Median House Price	\$322,000.
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## 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	10	18	-44.44%	204	259	-21.24%	171	200	-14.50%
2 Duplex	2	1	100.00%	19	36	-47.22%	22	25	-12.00%
3 Mobile Home	7	22	-68.18%	132	167	-20.96%	89	93	-4.30%
4 Recreational	4	3	33.33%	56	55	1.82%	45	40	12.50%
5 Residential	51	88	-42.05%	644	886	-27.31%	401	472	-15.04%
6 Residential WF	5	6	-16.67%	77	103	-25.24%	53	89	-40.45%
7 3/4-Plex	0	1	-100.00%	3	4	-25.00%	4	5	-20.00%
8 Timeshare	0	0	0.00%	2	0	0.00%	2	0	0.00%
9 Apartment	8	4	100.00%	82	89	-7.87%	58	57	1.75%
10 Townhouse	16	6	166.67%	133	191	-30.37%	98	115	-14.78%
11 RES. TOTAL	103	149	-30.87%	1352	1790	-24.47%	943	1096	-13.96%
12 FARMS	3	4	-25.00%	27	32	-15.63%	40	46	-13.04%
13 MULTIFAMILY	2	2	0.00%	9	6	50.00%	10	6	66.67%
14 Acreage	6	5	20.00%	89	116	-23.28%	99	113	-12.39%
15 Acreage WF	4	1	300.00%	29	24	20.83%	31	22	40.91%
16 Lots	25	26	-3.85%	292	380	-23.16%	344	307	12.05%
17 Lots WF	0	4	-100.00%	41	59	-30.51%	32	51	-37.25%
18 LOTS TOTAL	35	36	-2.78%	455	588	-22.62%	506	493	2.64%
19 Business	6	3	100.00%	31	55	-43.64%	40	53	-24.53%
20 Commercial	1	1	0.00%	37	40	-7.50%	30	39	-23.08%
21 Land	2	6	-66.67%	29	34	-14.71%	33	29	13.79%
22 Leases	1	0	0.00%	17	10	70.00%	15	9	66.67%
23 IC&I TOTAL	10	10	0.00%	114	139	-17.99%	118	130	-9.23%
24 GRAND TOTAL	153	201	-23.88%	1957	2555	-23.41%	1617	1771	-8.70%

## 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	9	6	50.00%	\$6,062,700.	\$2,370,000.	155.81%	86.98%	89.15%
2 Duplex	2	1	100.00%	\$989,000.	\$292,000.	238.70%	85.23%	97.65%
3 Mobile Home	11	11	0.00%	\$728,650.	\$1,526,500.	-52.27%	86.24%	85.19%
4 Recreational	1	0	0.00%	\$700,000.	\$0.	0.00%	92.22%	0.00%
5 Residential	47	38	23.68%	\$15,999,762.	\$14,496,452.	10.37%	89.76%	90.20%
6 Residential WF	4	0	0.00%	\$2,771,411.	\$0.	0.00%	84.21%	0.00%
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	1	200.00%	\$519,500.	\$298,000.	74.33%	88.62%	70.96%
10 Townhouse	6	7	-14.29%	\$1,626,000.	\$2,085,000.	-22.01%	89.73%	92.52%
11 RES. TOTAL	83	64	29.69%	\$29,397,022.	\$21,067,952.	39.53%	88.60%	89.31%
12 FARMS	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	1	1	0.00%	\$265,000.	\$419,000.	-36.75%	92.33%	93.13%
15 Acreage WF	1	0	0.00%	\$976,000.	\$0.	0.00%	102.73%	0.00%
16 Lots	5	11	-54.55%	\$1,162,500.	\$1,254,900.	-7.36%	78.59%	88.79%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	7	12	-41.67%	\$2,403,500.	\$1,673,900.	43.59%	84.00%	89.15%
19 Business	1	0	0.00%	\$207,500.	\$0.	0.00%	94.74%	0.00%
20 Commercial	3	0	0.00%	\$1,119,000.	\$0.	0.00%	73.39%	0.00%
21 Land	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
22 Leases	1	0	0.00%	\$125,787.50	\$0.	0.00%	0.00%	0.00%
23 IC&I TOTAL	5	0	0.00%	\$1,452,287.50	\$0.	0.00%	78.73%	0.00%
24 GRAND TOTAL	95	76	25.00%	\$33,252,810.	\$22,741,852.	46.22%	87.84%	89.28%

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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
<b>Area = SH</b>								
1 Acreage/House	53	55	-3.64%	\$30,823,250.	\$31,949,300.	-3.52%	88.64%	92.98%
2 Duplex	11	10	10.00%	\$5,241,209.	\$4,577,000.	14.51%	70.52%	95.10%
3 Mobile Home	59	71	-16.90%	\$5,003,801.	\$8,543,712.	-41.43%	81.22%	88.27%
4 Recreational	10	9	11.11%	\$2,566,720.	\$2,760,000.	-7.00%	83.76%	92.94%
5 Residential	275	327	-15.90%	\$90,118,272.	\$122,645,600.	-26.52%	90.06%	93.51%
6 Residential WF	17	10	70.00%	\$10,620,411.	\$8,560,400.	24.06%	86.08%	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	24	18	33.33%	\$6,257,900.	\$4,208,900.	48.68%	89.16%	94.16%
10 Townhouse	48	52	-7.69%	\$13,120,000.	\$17,537,850.	-25.19%	88.78%	95.16%
11 RES. TOTAL	498	552	-9.78%	\$164,169,568.	\$200,782,768.	-18.24%	88.01%	92.95%
12 FARMS	1	1	0.00%	\$950,000.	\$695,000.	36.69%	76.00%	69.84%
13 MULTIFAMILY	0	1	-100.00%	\$0.	\$1,250,000.	0.00%	0.00%	96.15%
14 Acreage	19	22	-13.64%	\$3,608,400.	\$6,552,400.	-44.93%	79.19%	90.11%
15 Acreage WF	2	1	100.00%	\$1,748,500.	\$985,000.	77.51%	100.56%	106.48%
16 Lots	33	110	-70.00%	\$4,720,250.	\$13,093,600.	-63.95%	81.67%	91.86%
17 Lots WF	3	7	-57.14%	\$901,500.	\$2,752,800.	-67.25%	95.42%	92.74%
18 LOTS TOTAL	57	140	-59.29%	\$10,978,650.	\$23,383,800.	-53.05%	82.23%	91.74%
19 Business	5	7	-28.57%	\$2,372,500.	\$1,328,500.	78.58%	78.74%	73.60%
20 Commercial	9	6	50.00%	\$4,003,499.	\$3,088,296.	29.63%	83.26%	95.11%
21 Land	0	1	-100.00%	\$0.	\$423,000.	0.00%	0.00%	89.05%
22 Leases	4	10	-60.00%	\$177,250.06	\$143,181.26	23.79%	100.00%	97.27%
23 IC&I TOTAL	18	24	-25.00%	\$6,553,249.	\$4,982,977.	31.51%	82.87%	87.43%
24 GRAND TOTAL	574	718	-20.06%	\$182,651,472.	\$231,094,544.	-20.96%	87.28%	92.53%

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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 %
<b>Area = SH</b>									
1 Acreage/House	\$673,633.31	\$395,000.	70.54%	\$569,700.	\$376,500.	51.31%	167	122	36.89%
2 Duplex	\$494,500.	\$292,000.	69.35%	\$494,500.	\$292,000.	69.35%	308	14	2100.00%
3 Mobile Home	\$66,240.90	\$138,772.73	-52.27%	\$58,900.	\$102,000.	-42.25%	84	72	16.67%
4 Recreational	\$700,000.	\$0.	0.00%	\$700,000.	\$0.	0.00%	147	0	0.00%
5 Residential	\$340,420.46	\$381,485.59	-10.76%	\$322,000.	\$372,500.	-13.56%	163	118	38.14%
6 Residential WF	\$692,852.75	\$0.	0.00%	\$655,000.	\$0.	0.00%	73	0	0.00%
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	\$173,166.67	\$298,000.	-41.89%	\$176,500.	\$298,000.	-40.77%	204	336	-39.29%
10 Townhouse	\$271,000.	\$297,857.15	-9.02%	\$266,000.	\$325,000.	-18.15%	263	115	128.70%
11 RES. TOTAL	\$354,181.	\$329,186.75	7.59%	\$319,000.	\$331,250.	-3.70%	161	112	43.75%
12 FARMS	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$265,000.	\$419,000.	-36.75%	\$265,000.	\$419,000.	-36.75%	88	21	319.05%
15 Acreage WF	\$976,000.	\$0.	0.00%	\$976,000.	\$0.	0.00%	169	0	0.00%
16 Lots	\$232,500.	\$114,081.82	103.80%	\$87,500.	\$120,000.	-27.08%	240	69	247.83%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$343,357.15	\$139,491.67	146.15%	\$265,000.	\$121,500.	118.11%	208	65	220.00%
19 Business	\$207,500.	\$0.	0.00%	\$207,500.	\$0.	0.00%	339	0	0.00%
20 Commercial	\$373,000.	\$0.	0.00%	\$419,000.	\$0.	0.00%	362	0	0.00%
21 Land	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
22 Leases	\$125,787.50	\$0.	0.00%	\$125,787.50	\$0.	0.00%	333	0	0.00%
23 IC&I TOTAL	\$290,457.50	\$0.	0.00%	\$250,000.	\$0.	0.00%	351	0	0.00%
24 GRAND TOTAL	\$350,029.59	\$299,234.90	16.97%	\$303,000.	\$319,000.	-5.02%	174	105	65.71%

**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	\$581,570.75	\$580,896.37	0.12%	\$475,000.	\$455,000.	4.40%	128	94	36.17%
2 Duplex	\$476,473.53	\$457,700.	4.10%	\$515,000.	\$350,000.	47.14%	379	39	871.79%
3 Mobile Home	\$84,810.18	\$120,333.96	-29.52%	\$73,500.	\$95,000.	-22.63%	140	76	84.21%
4 Recreational	\$256,672.	\$306,666.65	-16.30%	\$222,455.	\$310,000.	-28.24%	104	66	57.58%
5 Residential	\$327,702.81	\$375,063.	-12.63%	\$321,112.	\$375,000.	-14.37%	127	90	41.11%
6 Residential WF	\$624,730.06	\$856,040.	-27.02%	\$590,000.	\$617,450.	-4.45%	144	103	39.81%
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	\$260,745.82	\$233,827.78	11.51%	\$190,500.	\$202,000.	-5.69%	136	77	76.62%
10 Townhouse	\$273,333.34	\$337,266.34	-18.96%	\$272,500.	\$325,500.	-16.28%	167	108	54.63%
11 RES. TOTAL	\$329,657.75	\$363,736.87	-9.37%	\$315,000.	\$351,250.	-10.32%	138	89	55.06%
12 FARMS	\$950,000.	\$695,000.	36.69%	\$950,000.	\$695,000.	36.69%	32	64	-50.00%
13 MULTIFAMILY	\$0.	\$1,250,000.	0.00%	\$0.	\$1,250,000.	0.00%	0	27	0.00%
14 Acreage	\$189,915.79	\$297,836.37	-36.23%	\$168,000.	\$214,500.	-21.68%	256	118	116.95%
15 Acreage WF	\$874,250.	\$985,000.	-11.24%	\$874,250.	\$985,000.	-11.24%	98	110	-10.91%
16 Lots	\$143,037.87	\$119,032.72	20.17%	\$108,000.	\$114,750.	-5.88%	168	111	51.35%
17 Lots WF	\$300,500.	\$393,257.15	-23.59%	\$235,000.	\$399,000.	-41.10%	59	171	-65.50%
18 LOTS TOTAL	\$192,607.89	\$167,027.14	15.32%	\$147,500.	\$125,000.	18.00%	189	115	64.35%
19 Business	\$474,500.	\$189,785.71	150.02%	\$125,000.	\$120,000.	4.17%	322	245	31.43%
20 Commercial	\$444,833.21	\$514,716.	-13.58%	\$365,000.	\$415,648.	-12.19%	170	211	-19.43%
21 Land	\$0.	\$423,000.	0.00%	\$0.	\$423,000.	0.00%	0	233	0.00%
22 Leases	\$44,312.51	\$14,318.12	209.49%	\$2,125.	\$19,010.76	-88.82%	241	225	7.11%
23 IC&I TOTAL	\$364,069.40	\$207,624.04	75.35%	\$316,250.	\$60,230.	425.07%	228	228	0.00%
24 GRAND TOTAL	\$318,208.12	\$321,858.68	-1.13%	\$299,950.	\$315,000.	-4.78%	146	98	48.98%

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