

Central Zone Monthly Statistics

October 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 = October						
Area = Central Zone						
1 Units Listed	889	1034	-14.02%	10221	12199	-16.21%
2 Units Sold	417	173	141.04%	3340	3502	-4.63%
3 Sales Volume	\$191,768,496.	\$62,743,324.	205.64%	\$1,329,815,168.	\$1,504,764,928.	-11.63%
4 List/Sell Ratio	92.83%	89.09%		91.38%	94.89%	
5 Days to Sell	95	90	5.56%	100	77	29.87%
6 Active Listings	4861	5466	-11.07%			
Area = North Zone						
1 Units Listed	296	333	-11.11%	3819	4458	-14.33%
2 Units Sold	154	89	73.03%	1414	1388	1.87%
3 Sales Volume	\$52,566,880.	\$31,147,400.	68.77%	\$484,396,576.	\$525,493,824.	-7.82%
4 List/Sell Ratio	91.76%	89.92%		90.45%	94.17%	
5 Days to Sell	141	104	35.58%	129	95	35.79%
6 Active Listings	2220	2345	-5.33%			
Area = Shuswap Zone						
1 Units Listed	161	178	-9.55%	2117	2733	-22.54%
2 Units Sold	73	60	21.67%	648	778	-16.71%
3 Sales Volume	\$19,816,400.	\$21,585,100.	-8.19%	\$202,912,864.	\$252,679,648.	-19.70%
4 List/Sell Ratio	88.80%	84.84%		87.45%	91.94%	
5 Days to Sell	117	141	-17.02%	143	102	40.20%
6 Active Listings	1452	1603	-9.42%			
Area = Grand Total						
1 Units Listed	1346	1545	-12.88%	16157	19390	-16.67%
2 Units Sold	644	322	100.00%	5402	5668	-4.69%
3 Sales Volume	\$264,151,776.	\$115,475,824.	128.75%	\$2,017,124,608.	\$2,282,938,368.	-11.64%
4 List/Sell Ratio	92.11%	88.50%		90.66%	94.30%	
5 Days to Sell	108	103	4.85%	113	85	32.94%
6 Active Listings	8533	9414	-9.36%			

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Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	417	\$191,768,496.	215	\$102,320,744.
Last Month	403	\$159,405,136.	210	\$98,455,224.
This Month Last Year	173	\$62,743,324.	91	\$42,063,828.

Description	Total Listings Taken	Inventory
This Month	889	4861
Last Month	1016	5243
This Month Last Year	1034	5466

Quick Summary Part 2

	<u>Description</u>	<u>This Month</u>
Year = 2009		
Month = 10		
Area = CO		
7	Ratio of Sales vs. Inventory	8.58%
8	Condo/Apt -- Sales	73
9	Condo/Apt -- New Listings	195
10	Condo/Apt -- Current Inventory	1083
11	Condo/Apt -- Sell/Inv. Ratio	6.74%
12	Condo/Apt -- Days to Sell	81
13	Condo/Townhouse -- Sales	56
14	Condo/Townhouse -- New Listings	78
15	Condo/Townhouse -- Current Inventory	448
16	Condo/Townhouse -- Sell/Inv. Ratio	12.50%
17	Condo/Townhouse -- Days to Sell	79
18	Lots -- Sales	16
19	Lots -- New Listings	68
20	Lots -- Current Inventory	839
21	Lots -- Sell/Inv. Ratio	1.91%
22	Lots -- Days to Sell	177
23	Residential -- Sales	215
24	Residential -- New Listings	330
25	Residential -- Current Inventory	1378
26	Residential -- Sell/Inv. Ratio	15.60%
27	Residential -- Days to Sell	87
28	Average House Price	\$475,910.43
29	Median House Price	\$440,000.

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 = CO									
1 Acreage/House	25	29	-13.79%	331	407	-18.67%	182	228	-20.18%
2 Duplex	12	18	-33.33%	180	230	-21.74%	57	83	-31.33%
3 Mobile Home	51	34	50.00%	477	599	-20.37%	218	195	11.79%
4 Recreational	8	5	60.00%	67	77	-12.99%	47	55	-14.55%
5 Residential	330	442	-25.34%	4108	5041	-18.51%	1378	1861	-25.95%
6 Residential WF	11	12	-8.33%	145	163	-11.04%	102	94	8.51%
7 3/4-Plex	3	2	50.00%	19	20	-5.00%	9	12	-25.00%
8 Timeshare	0	1	-100.00%	5	16	-68.75%	3	12	-75.00%
9 Apartment	195	203	-3.94%	2099	2742	-23.45%	1083	1239	-12.59%
10 Townhouse	78	108	-27.78%	1090	1309	-16.73%	448	584	-23.29%
11 RES. TOTAL	713	854	-16.51%	8521	10604	-19.64%	3527	4363	-19.16%
12 FARMS	12	9	33.33%	100	105	-4.76%	74	71	4.23%
13 MULTIFAMILY	0	0	0.00%	23	17	35.29%	10	7	42.86%
14 Acreage	15	9	66.67%	133	174	-23.56%	125	119	5.04%
15 Acreage WF	1	1	0.00%	21	20	5.00%	14	14	0.00%
16 Lots	46	58	-20.69%	803	657	22.22%	676	457	47.92%
17 Lots WF	5	1	400.00%	25	25	0.00%	24	14	71.43%
18 LOTS TOTAL	68	69	-1.45%	989	881	12.26%	839	604	38.91%
19 Business	8	12	-33.33%	88	114	-22.81%	65	78	-16.67%
20 Commercial	17	32	-46.88%	113	186	-39.25%	93	135	-31.11%
21 Land	13	13	0.00%	107	97	10.31%	83	58	43.10%
22 Leases	58	45	28.89%	279	194	43.81%	170	149	14.09%
23 IC&I TOTAL	96	102	-5.88%	587	591	-0.68%	411	420	-2.14%
24 GRAND TOTAL	889	1034	-14.02%	10221	12199	-16.21%	4861	5466	-11.07%

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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	10	3	233.33%	\$9,554,650.	\$1,382,500.	591.11%	91.04%	75.96%
2 Duplex	10	4	150.00%	\$3,216,000.	\$1,408,000.	128.41%	92.61%	93.65%
3 Mobile Home	19	9	111.11%	\$2,378,100.	\$869,340.	173.55%	85.17%	85.14%
4 Recreational	1	0	0.00%	\$92,000.	\$0.	0.00%	60.17%	0.00%
5 Residential	215	91	136.26%	\$102,320,744.	\$42,063,828.	143.25%	93.60%	89.06%
6 Residential WF	4	0	0.00%	\$10,057,000.	\$0.	0.00%	78.75%	0.00%
7 3/4-Plex	1	0	0.00%	\$529,900.	\$0.	0.00%	100.00%	0.00%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	73	34	114.71%	\$18,858,052.	\$8,421,400.	123.93%	93.82%	91.13%
10 Townhouse	56	18	211.11%	\$20,153,750.	\$5,684,300.	254.55%	95.70%	88.96%
11 RES. TOTAL	389	159	144.65%	\$167,160,192.	\$59,829,368.	179.39%	93.22%	89.14%
12 FARMS	1	0	0.00%	\$450,000.	\$0.	0.00%	94.73%	0.00%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	2	0	0.00%	\$700,000.	\$0.	0.00%	78.27%	0.00%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	14	1	1300.00%	\$3,497,905.	\$108,000.	3138.80%	87.02%	85.37%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	16	1	1500.00%	\$4,197,905.	\$108,000.	3786.95%	85.92%	85.37%
19 Business	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
20 Commercial	3	1	200.00%	\$877,000.	\$1,425,000.	-38.46%	85.16%	84.31%
21 Land	1	0	0.00%	\$18,000,000.	\$0.	0.00%	72.00%	0.00%
22 Leases	7	12	-41.67%	\$1,083,395.	\$1,380,956.62	-21.55%	0.00%	0.00%
23 IC&I TOTAL	11	13	-15.38%	\$19,960,396.	\$2,805,956.75	611.36%	81.87%	84.31%
24 GRAND TOTAL	417	173	141.04%	\$191,768,496.	\$62,743,324.	205.64%	92.83%	89.09%

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	65	68	-4.41%	\$49,546,276.	\$68,495,400.	-27.66%	90.34%	91.15%
2 Duplex	85	92	-7.61%	\$28,987,416.	\$35,639,640.	-18.67%	93.09%	95.44%
3 Mobile Home	149	228	-34.65%	\$15,038,250.	\$27,200,956.	-44.71%	85.40%	90.42%
4 Recreational	9	8	12.50%	\$2,532,000.	\$1,812,562.	39.69%	84.83%	91.94%
5 Residential	1674	1622	3.21%	\$770,588,736.	\$823,915,072.	-6.47%	92.53%	95.43%
6 Residential WF	24	24	0.00%	\$52,630,500.	\$57,670,500.	-8.74%	80.97%	91.64%
7 3/4-Plex	9	3	200.00%	\$3,373,500.	\$1,285,000.	162.53%	93.58%	98.90%
8 Timeshare	0	1	-100.00%	\$0.	\$2,000.	0.00%	0.00%	36.36%
9 Apartment	639	755	-15.36%	\$162,822,128.	\$218,739,200.	-25.56%	90.88%	95.22%
10 Townhouse	485	389	24.68%	\$169,359,024.	\$151,177,840.	12.03%	92.31%	95.70%
11 RES. TOTAL	3139	3190	-1.60%	\$1,254,877,824.	\$1,385,938,176.	-9.46%	91.68%	94.91%
12 FARMS	13	8	62.50%	\$10,261,000.	\$8,960,000.	14.52%	87.05%	88.74%
13 MULTIFAMILY	3	1	200.00%	\$1,571,300.	\$860,000.	82.71%	92.61%	98.28%
14 Acreage	14	22	-36.36%	\$5,295,500.	\$12,997,050.	-59.26%	75.83%	92.41%
15 Acreage WF	1	2	-50.00%	\$200,000.	\$2,150,000.	-90.70%	72.99%	91.17%
16 Lots	79	127	-37.80%	\$17,895,462.	\$29,930,454.	-40.21%	88.08%	95.69%
17 Lots WF	0	1	-100.00%	\$0.	\$1,700,000.	0.00%	0.00%	94.44%
18 LOTS TOTAL	95	153	-37.91%	\$24,119,662.	\$47,447,504.	-49.17%	86.15%	95.07%
19 Business	13	21	-38.10%	\$2,450,157.	\$5,089,700.	-51.86%	67.29%	80.10%
20 Commercial	21	29	-27.59%	\$10,471,750.	\$22,581,628.	-53.63%	89.39%	105.89%
21 Land	2	20	-90.00%	\$19,020,000.	\$25,828,750.	-26.36%	78.50%	90.88%
22 Leases	54	80	-32.50%	\$7,043,396.50	\$8,059,236.50	-12.60%	0.00%	96.83%
23 IC&I TOTAL	90	150	-40.00%	\$38,985,304.	\$61,559,316.	-36.67%	80.56%	93.99%
24 GRAND TOTAL	3340	3502	-4.63%	\$1,329,815,168.	\$1,504,764,928.	-11.63%	91.38%	94.89%

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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	\$955,465.	\$460,833.34	107.33%	\$655,825.	\$500,000.	31.17%	175	133	31.58%
2 Duplex	\$321,600.	\$352,000.	-8.64%	\$304,500.	\$343,500.	-11.35%	80	66	21.21%
3 Mobile Home	\$125,163.15	\$96,593.33	29.58%	\$121,500.	\$95,000.	27.89%	111	106	4.72%
4 Recreational	\$92,000.	\$0.	0.00%	\$92,000.	\$0.	0.00%	121	0	0.00%
5 Residential	\$475,910.43	\$462,239.84	2.96%	\$440,000.	\$430,000.	2.33%	87	86	1.16%
6 Residential WF	\$2,514,250.	\$0.	0.00%	\$2,600,000.	\$0.	0.00%	173	0	0.00%
7 3/4-Plex	\$529,900.	\$0.	0.00%	\$529,900.	\$0.	0.00%	49	0	0.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$258,329.48	\$247,688.23	4.30%	\$257,500.	\$238,500.	7.97%	81	85	-4.71%
10 Townhouse	\$359,888.40	\$315,794.43	13.96%	\$335,000.	\$296,750.	12.89%	79	90	-12.22%
11 RES. TOTAL	\$429,717.71	\$376,285.31	14.20%	\$385,000.	\$375,000.	2.67%	89	88	1.14%
12 FARMS	\$450,000.	\$0.	0.00%	\$450,000.	\$0.	0.00%	46	0	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$350,000.	\$0.	0.00%	\$350,000.	\$0.	0.00%	305	0	0.00%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$249,850.35	\$108,000.	131.34%	\$260,000.	\$108,000.	140.74%	159	190	-16.32%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$262,369.06	\$108,000.	142.93%	\$277,500.	\$108,000.	156.94%	177	190	-6.84%
19 Business	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
20 Commercial	\$292,333.34	\$1,425,000.	-79.49%	\$290,000.	\$1,425,000.	-79.65%	80	140	-42.86%
21 Land	\$18,000,000.	\$0.	0.00%	\$18,000,000.	\$0.	0.00%	465	0	0.00%
22 Leases	\$154,770.71	\$115,079.71	34.49%	\$79,634.	\$72,856.46	9.30%	176	106	66.04%
23 IC&I TOTAL	\$1,814,581.37	\$215,842.81	740.70%	\$238,525.	\$126,984.92	87.84%	176	109	61.47%
24 GRAND TOTAL	\$459,876.50	\$362,678.15	26.80%	\$372,000.	\$360,000.	3.33%	95	90	5.56%

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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	\$762,250.37	\$1,007,285.31	-24.33%	\$650,000.	\$749,950.	-13.33%	126	95	32.63%
2 Duplex	\$341,028.43	\$387,387.37	-11.97%	\$325,000.	\$356,800.	-8.91%	80	59	35.59%
3 Mobile Home	\$100,927.85	\$119,302.43	-15.40%	\$85,000.	\$109,750.	-22.55%	104	71	46.48%
4 Recreational	\$281,333.34	\$226,570.25	24.17%	\$370,000.	\$187,031.	97.83%	326	162	101.23%
5 Residential	\$460,327.81	\$507,962.43	-9.38%	\$424,750.	\$475,000.	-10.58%	86	63	36.51%
6 Residential WF	\$2,192,937.50	\$2,402,937.50	-8.74%	\$1,900,000.	\$2,047,500.	-7.20%	146	107	36.45%
7 3/4-Plex	\$374,833.34	\$428,333.34	-12.49%	\$375,000.	\$325,000.	15.38%	109	107	1.87%
8 Timeshare	\$0.	\$2,000.	0.00%	\$0.	\$2,000.	0.00%	0	168	0.00%
9 Apartment	\$254,807.71	\$289,720.78	-12.05%	\$237,820.	\$261,900.	-9.19%	106	70	51.43%
10 Townhouse	\$349,193.87	\$388,632.	-10.15%	\$330,000.	\$360,000.	-8.33%	102	73	39.73%
11 RES. TOTAL	\$399,769.93	\$434,463.37	-7.99%	\$368,000.	\$400,000.	-8.00%	95	68	39.71%
12 FARMS	\$789,307.68	\$1,120,000.	-29.53%	\$599,000.	\$1,167,500.	-48.69%	118	172	-31.40%
13 MULTIFAMILY	\$523,766.65	\$860,000.	-39.10%	\$800,000.	\$860,000.	-6.98%	46	28	64.29%
14 Acreage	\$378,250.	\$590,775.	-35.97%	\$244,500.	\$512,500.	-52.29%	233	128	82.03%
15 Acreage WF	\$200,000.	\$1,075,000.	-81.40%	\$200,000.	\$1,075,000.	-81.40%	302	221	36.65%
16 Lots	\$226,524.82	\$235,672.85	-3.88%	\$218,000.	\$210,000.	3.81%	164	131	25.19%
17 Lots WF	\$0.	\$1,700,000.	0.00%	\$0.	\$1,700,000.	0.00%	0	157	0.00%
18 LOTS TOTAL	\$253,891.17	\$310,114.40	-18.13%	\$220,000.	\$235,000.	-6.38%	174	132	31.82%
19 Business	\$188,473.60	\$242,366.67	-22.24%	\$56,500.	\$42,500.	32.94%	243	192	26.56%
20 Commercial	\$498,654.75	\$778,676.87	-35.96%	\$642,000.	\$240,000.	167.50%	159	120	32.50%
21 Land	\$9,510,000.	\$1,291,437.50	636.39%	\$9,510,000.	\$950,000.	901.05%	397	448	-11.38%
22 Leases	\$130,433.27	\$100,740.45	29.47%	\$39,272.	\$207,002.75	-81.03%	144	191	-24.61%
23 IC&I TOTAL	\$433,170.03	\$410,395.43	5.55%	\$151,356.25	\$145,652.	3.92%	167	212	-21.23%
24 GRAND TOTAL	\$398,148.25	\$429,687.31	-7.34%	\$361,200.	\$390,000.	-7.38%	100	77	29.87%

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