

Shuswap Zone Monthly Statistics

October 2007

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 = 2007						
Month = October						
Area = Central Zone						
1 Units Listed	913	854	6.91%	9526	7936	20.04%
2 Units Sold	474	407	16.46%	5544	4887	13.44%
3 Sales Volume	\$193,789,408.	\$142,711,792.	35.79%	\$2,261,696,000.	\$1,681,529,728.	34.50%
4 List/Sell Ratio	95.80%	94.85%		96.54%	96.28%	
5 Days to Sell	70	72	-2.78%	68	72	-5.56%
6 Active Listings	3092	2720	13.68%			
Area = North Zone						
1 Units Listed	386	371	4.04%	3925	3863	1.60%
2 Units Sold	187	200	-6.50%	2286	2308	-0.95%
3 Sales Volume	\$74,346,448.	\$58,464,720.	27.16%	\$787,603,968.	\$651,244,416.	20.94%
4 List/Sell Ratio	95.51%	94.72%		96.43%	96.09%	
5 Days to Sell	84	93	-9.68%	85	78	8.97%
6 Active Listings	1571	1547	1.55%			
Area = Shuswap Zone						
1 Units Listed	178	161	10.56%	2379	2068	15.04%
2 Units Sold	106	89	19.10%	1358	1227	10.68%
3 Sales Volume	\$31,009,452.	\$19,730,800.	57.16%	\$435,816,704.	\$304,813,248.	42.98%
4 List/Sell Ratio	94.14%	92.11%		95.47%	95.10%	
5 Days to Sell	84	85	-1.18%	104	104	0.00%
6 Active Listings	1032	881	17.14%			
Area = Grand Total						
1 Units Listed	1477	1386	6.57%	15830	13867	14.16%
2 Units Sold	767	696	10.20%	9188	8422	9.10%
3 Sales Volume	\$299,145,312.	\$220,907,312.	35.42%	\$3,485,116,672.	\$2,637,587,456.	32.13%
4 List/Sell Ratio	95.50%	94.46%		96.36%	96.05%	
5 Days to Sell	75	80	-6.25%	77	78	-1.28%
6 Active Listings	5695	5148	10.63%			

Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	106	\$31,009,452.	37	\$12,692,400.
Last Month	126	\$45,648,004.	45	\$17,362,900.
This Month Last Year	89	\$19,730,800.	35	\$9,986,800.

Description	Total Listings Taken	Inventory
This Month	178	1032
Last Month	248	1095
This Month Last Year	161	881

Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
Year = 2007	
Month = 10	
Area = SH	
7 Ratio of Sales vs. Inventory	10.27%
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8 Condo/Apt -- Sales	3
9 Condo/Apt -- New Listings	7
10 Condo/Apt -- Current Inventory	89
11 Condo/Apt -- Sell/Inv. Ratio	3.37%
12 Condo/Apt -- Days to Sell	58
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13 Condo/Townhouse -- Sales	6
14 Condo/Townhouse -- New Listings	15
15 Condo/Townhouse -- Current Inventory	64
16 Condo/Townhouse -- Sell/Inv. Ratio	9.38%
17 Condo/Townhouse -- Days to Sell	58
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18 Lots -- Sales	34
19 Lots -- New Listings	58
20 Lots -- Current Inventory	261
21 Lots -- Sell/Inv. Ratio	13.03%
22 Lots -- Days to Sell	90
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23 Residential -- Sales	37
24 Residential -- New Listings	51
25 Residential -- Current Inventory	253
26 Residential -- Sell/Inv. Ratio	14.63%
27 Residential -- Days to Sell	85
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28 Average House Price	\$343,037.84
29 Median House Price	\$319,000.
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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%
Zone = SH									
1 Acreage/House	17	19	-10.53%	235	209	12.44%	103	94	9.57%
2 Duplex	0	1	-100.00%	9	15	-40.00%	4	7	-42.86%
3 Mobile Home	10	17	-41.18%	163	145	12.41%	36	43	-16.28%
4 Recreational	2	3	-33.33%	62	39	58.97%	21	11	90.91%
5 Residential	51	63	-19.05%	812	784	3.57%	253	259	-2.32%
6 Residential WF	3	3	0.00%	93	67	38.81%	62	29	113.79%
7 3/4-Plex	0	0	0.00%	11	1	1000.00%	4	0	0.00%
8 Timeshare	0	0	0.00%	0	2	-100.00%	0	2	-100.00%
9 Apartment	7	7	0.00%	121	54	124.07%	89	22	304.55%
10 Townhouse	15	9	66.67%	154	105	46.67%	64	57	12.28%
11 RES. TOTAL	105	122	-13.93%	1660	1421	16.82%	636	524	21.37%
12 FARMS	3	1	200.00%	38	29	31.03%	21	18	16.67%
13 MULTIFAMILY	0	0	0.00%	5	9	-44.44%	1	8	-87.50%
14 Acreage	10	3	233.33%	112	106	5.66%	64	65	-1.54%
15 Acreage WF	0	1	-100.00%	12	16	-25.00%	11	15	-26.67%
16 Lots	47	24	95.83%	388	315	23.17%	177	114	55.26%
17 Lots WF	1	1	0.00%	18	20	-10.00%	9	12	-25.00%
18 LOTS TOTAL	58	29	100.00%	532	460	15.65%	261	206	26.70%
19 Business	3	6	-50.00%	56	75	-25.33%	42	58	-27.59%
20 Commercial	3	1	200.00%	37	36	2.78%	33	29	13.79%
21 Land	2	2	0.00%	34	22	54.55%	24	25	-4.00%
22 Leases	4	0	0.00%	17	16	6.25%	14	13	7.69%
23 IC&I TOTAL	12	9	33.33%	144	149	-3.36%	113	125	-9.60%
24 GRAND TOTAL	178	161	10.56%	2379	2068	15.04%	1032	881	17.14%

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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 = SH								
1 Acreage/House	12	12	0.00%	\$7,369,000.	\$5,789,100.	27.29%	93.09%	90.33%
2 Duplex	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
3 Mobile Home	10	13	-23.08%	\$808,200.	\$757,000.	6.76%	89.26%	89.30%
4 Recreational	1	0	0.00%	\$205,000.	\$0.	0.00%	93.18%	0.00%
5 Residential	37	35	5.71%	\$12,692,400.	\$9,986,800.	27.09%	93.70%	93.42%
6 Residential WF	1	0	0.00%	\$1,200,000.	\$0.	0.00%	80.26%	0.00%
7 3/4-Plex	1	1	0.00%	\$337,000.	\$158,000.	113.29%	91.10%	98.13%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	3	2	50.00%	\$580,900.	\$258,400.	124.81%	96.03%	98.28%
10 Townhouse	6	2	200.00%	\$1,684,400.	\$458,900.	267.05%	97.10%	97.16%
11 RES. TOTAL	71	65	9.23%	\$24,876,900.	\$17,408,200.	42.90%	93.13%	92.36%
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	6	2	200.00%	\$1,357,900.	\$465,000.	192.02%	96.23%	94.42%
15 Acreage WF	1	0	0.00%	\$1,650,000.	\$0.	0.00%	103.12%	0.00%
16 Lots	27	20	35.00%	\$2,785,153.	\$1,565,600.	77.90%	95.90%	92.48%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	34	22	54.55%	\$5,793,053.	\$2,030,600.	185.29%	96.17%	92.66%
19 Business	0	2	-100.00%	\$0.	\$292,000.	0.00%	0.00%	78.07%
20 Commercial	1	0	0.00%	\$339,500.	\$0.	0.00%	97.27%	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	2	-50.00%	\$339,500.	\$292,000.	16.27%	97.27%	78.07%
24 GRAND TOTAL	106	89	19.10%	\$31,009,452.	\$19,730,800.	57.16%	94.14%	92.11%

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 = SH								
1 Acreage/House	130	97	34.02%	\$68,263,632.	\$39,444,340.	73.06%	94.57%	94.00%
2 Duplex	5	7	-28.57%	\$1,894,500.	\$925,000.	104.81%	91.98%	90.47%
3 Mobile Home	121	111	9.01%	\$11,760,065.	\$6,417,050.	83.26%	92.29%	90.25%
4 Recreational	18	28	-35.71%	\$7,971,000.	\$8,081,900.	-1.37%	94.66%	89.49%
5 Residential	539	450	19.78%	\$183,085,216.	\$124,012,896.	47.63%	96.12%	95.15%
6 Residential WF	33	38	-13.16%	\$29,855,104.	\$24,980,800.	19.51%	90.25%	93.82%
7 3/4-Plex	6	1	500.00%	\$2,334,500.	\$158,000.	1377.53%	95.47%	98.13%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	51	42	21.43%	\$11,567,400.	\$10,484,104.	10.33%	98.00%	99.49%
10 Townhouse	93	68	36.76%	\$32,062,000.	\$17,933,856.	78.78%	97.39%	103.05%
11 RES. TOTAL	996	842	18.29%	\$348,793,408.	\$232,437,952.	50.06%	95.42%	94.94%
12 FARMS	11	6	83.33%	\$7,866,000.	\$5,635,000.	39.59%	93.89%	89.29%
13 MULTIFAMILY	3	6	-50.00%	\$1,440,500.	\$3,111,000.	-53.70%	100.37%	95.98%
14 Acreage	61	62	-1.61%	\$25,949,950.	\$10,462,700.	148.02%	95.66%	96.35%
15 Acreage WF	3	2	50.00%	\$4,405,000.	\$930,000.	373.66%	87.91%	86.25%
16 Lots	238	256	-7.03%	\$27,548,098.	\$20,742,100.	32.81%	96.46%	96.15%
17 Lots WF	9	8	12.50%	\$3,291,000.	\$1,810,000.	81.82%	95.70%	99.65%
18 LOTS TOTAL	313	329	-4.86%	\$61,745,048.	\$34,028,800.	81.45%	96.18%	96.20%
19 Business	12	16	-25.00%	\$3,733,000.	\$13,792,000.	-72.93%	88.05%	86.83%
20 Commercial	10	16	-37.50%	\$6,145,000.	\$7,472,500.	-17.77%	90.83%	91.00%
21 Land	8	11	-27.27%	\$5,399,900.	\$8,281,000.	-34.79%	90.41%	95.21%
22 Leases	5	1	400.00%	\$693,834.	\$55,000.	1161.52%	98.31%	0.00%
23 IC&I TOTAL	35	44	-20.45%	\$15,971,734.	\$29,600,500.	-46.04%	90.40%	90.53%
24 GRAND TOTAL	1358	1227	10.68%	\$435,816,704.	\$304,813,248.	42.98%	95.47%	95.10%

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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 = SH									
1 Acreage/House	\$614,083.31	\$482,425.	27.29%	\$436,500.	\$382,500.	14.12%	98	120	-18.33%
2 Duplex	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
3 Mobile Home	\$80,820.	\$58,230.76	38.79%	\$67,000.	\$49,000.	36.73%	46	57	-19.30%
4 Recreational	\$205,000.	\$0.	0.00%	\$205,000.	\$0.	0.00%	206	0	0.00%
5 Residential	\$343,037.84	\$285,337.15	20.22%	\$319,000.	\$275,000.	16.00%	85	99	-14.14%
6 Residential WF	\$1,200,000.	\$0.	0.00%	\$1,200,000.	\$0.	0.00%	221	0	0.00%
7 3/4-Plex	\$337,000.	\$158,000.	113.29%	\$337,000.	\$158,000.	113.29%	47	116	-59.48%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$193,633.32	\$129,200.	49.87%	\$190,000.	\$129,200.	47.06%	58	74	-21.62%
10 Townhouse	\$280,733.34	\$229,450.	22.35%	\$280,000.	\$229,450.	22.03%	58	75	-22.67%
11 RES. TOTAL	\$350,378.87	\$267,818.46	30.83%	\$300,000.	\$255,000.	17.65%	82	93	-11.83%
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	\$226,316.67	\$232,500.	-2.66%	\$232,450.	\$232,500.	-0.02%	81	70	15.71%
15 Acreage WF	\$1,650,000.	\$0.	0.00%	\$1,650,000.	\$0.	0.00%	87	0	0.00%
16 Lots	\$103,153.81	\$78,280.	31.78%	\$98,000.	\$65,750.	49.05%	92	56	64.29%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$170,383.90	\$92,300.	84.60%	\$110,000.	\$68,000.	61.76%	90	57	57.89%
19 Business	\$0.	\$146,000.	0.00%	\$0.	\$146,000.	0.00%	0	141	0.00%
20 Commercial	\$339,500.	\$0.	0.00%	\$339,500.	\$0.	0.00%	29	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	\$339,500.	\$146,000.	132.53%	\$339,500.	\$146,000.	132.53%	29	141	-79.43%
24 GRAND TOTAL	\$292,542.	\$221,694.37	31.96%	\$259,750.	\$215,000.	20.81%	84	85	-1.18%

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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 = SH									
1 Acreage/House	\$525,104.87	\$406,642.68	29.13%	\$447,000.	\$360,000.	24.17%	118	108	9.26%
2 Duplex	\$378,900.	\$132,142.85	186.74%	\$325,000.	\$112,500.	188.89%	93	99	-6.06%
3 Mobile Home	\$97,190.61	\$57,811.26	68.12%	\$78,000.	\$48,000.	62.50%	63	67	-5.97%
4 Recreational	\$442,833.34	\$288,639.28	53.42%	\$344,750.	\$199,500.	72.81%	81	100	-19.00%
5 Residential	\$339,675.71	\$275,584.21	23.26%	\$334,000.	\$275,000.	21.45%	83	69	20.29%
6 Residential WF	\$904,700.12	\$657,389.50	37.62%	\$925,000.	\$599,900.	54.19%	114	132	-13.64%
7 3/4-Plex	\$389,083.34	\$158,000.	146.26%	\$401,250.	\$158,000.	153.96%	35	116	-69.83%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$226,811.76	\$249,621.53	-9.14%	\$203,900.	\$214,700.	-5.03%	148	94	57.45%
10 Townhouse	\$344,752.68	\$263,733.18	30.72%	\$285,000.	\$237,000.	20.25%	142	175	-18.86%
11 RES. TOTAL	\$350,194.18	\$276,054.56	26.86%	\$320,000.	\$254,000.	25.98%	95	87	9.20%
12 FARMS	\$715,090.93	\$939,166.68	-23.86%	\$535,000.	\$920,000.	-41.85%	158	147	7.48%
13 MULTIFAMILY	\$480,166.65	\$518,500.	-7.39%	\$483,000.	\$256,000.	88.67%	275	297	-7.41%
14 Acreage	\$425,409.03	\$168,753.21	152.09%	\$234,000.	\$143,000.	63.64%	153	143	6.99%
15 Acreage WF	\$1,468,333.37	\$465,000.	215.77%	\$1,650,000.	\$465,000.	254.84%	93	175	-46.86%
16 Lots	\$115,748.30	\$81,023.82	42.86%	\$100,000.	\$80,250.	24.61%	108	110	-1.82%
17 Lots WF	\$365,666.65	\$226,250.	61.62%	\$300,000.	\$197,000.	52.28%	106	162	-34.57%
18 LOTS TOTAL	\$197,268.51	\$103,431.	90.72%	\$115,000.	\$87,000.	32.18%	117	118	-0.85%
19 Business	\$311,083.34	\$862,000.	-63.91%	\$177,500.	\$538,250.	-67.02%	189	169	11.83%
20 Commercial	\$614,500.	\$467,031.25	31.58%	\$1,050,500.	\$307,500.	241.63%	250	329	-24.01%
21 Land	\$674,987.50	\$752,818.18	-10.34%	\$1,280,000.	\$480,000.	166.67%	304	343	-11.37%
22 Leases	\$138,766.79	\$55,000.	152.30%	\$6.50	\$55,000.	-99.99%	96	323	-70.28%
23 IC&I TOTAL	\$456,335.25	\$672,738.62	-32.17%	\$330,000.	\$310,000.	6.45%	219	274	-20.07%
24 GRAND TOTAL	\$320,925.40	\$248,421.56	29.19%	\$276,000.	\$209,000.	32.06%	104	104	0.00%

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