

Shuswap Zone Monthly Statistics

October 2008

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 = 2008						
Month = October						
Area = Central Zone						
1 Units Listed	1032	913	13.03%	12197	9528	28.01%
2 Units Sold	168	480	-65.00%	3502	5550	-36.90%
3 Sales Volume	\$62,242,400.	\$196,106,992.	-68.26%	\$1,511,476,608.	\$2,264,092,416.	-33.24%
4 List/Sell Ratio	89.04%	95.90%		94.89%	96.54%	
5 Days to Sell	92	70	31.43%	77	68	13.24%
6 Active Listings	5466	3092	76.78%			
Area = North Zone						
1 Units Listed	336	386	-12.95%	4471	3923	13.97%
2 Units Sold	89	186	-52.15%	1394	2277	-38.78%
3 Sales Volume	\$32,906,400.	\$71,567,448.	-54.02%	\$530,993,056.	\$782,653,952.	-32.15%
4 List/Sell Ratio	89.45%	95.52%		94.15%	96.42%	
5 Days to Sell	105	84	25.00%	95	84	13.10%
6 Active Listings	2345	1571	49.27%			
Area = Shuswap Zone						
1 Units Listed	192	178	7.87%	2932	2379	23.25%
2 Units Sold	64	107	-40.19%	847	1359	-37.67%
3 Sales Volume	\$22,335,100.	\$31,361,452.	-28.78%	\$274,990,432.	\$435,979,200.	-36.93%
4 List/Sell Ratio	84.56%	94.08%		92.00%	95.46%	
5 Days to Sell	139	84	65.48%	101	104	-2.88%
6 Active Listings	1603	1032	55.33%			
Area = Grand Total						
1 Units Listed	1560	1477	5.62%	19600	15830	23.82%
2 Units Sold	321	773	-58.47%	5743	9186	-37.48%
3 Sales Volume	\$117,483,896.	\$299,035,904.	-60.71%	\$2,317,459,968.	\$3,482,725,632.	-33.46%
4 List/Sell Ratio	88.24%	95.56%		94.28%	96.35%	
5 Days to Sell	105	76	38.16%	85	77	10.39%
6 Active Listings	9414	5695	65.30%			

Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	64	\$22,335,100.	30	\$11,048,500.
Last Month	83	\$24,596,352.	43	\$15,880,952.
This Month Last Year	107	\$31,361,452.	37	\$12,692,400.

Description	Total Listings Taken	Inventory
This Month	192	1603
Last Month	212	1771
This Month Last Year	178	1032

Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
Year = 2008	
Month = 10	
Area = SH	
7 Ratio of Sales vs. Inventory	3.99%
8 Condo/Apt -- Sales	1
9 Condo/Apt -- New Listings	10
10 Condo/Apt -- Current Inventory	48
11 Condo/Apt -- Sell/Inv. Ratio	2.08%
12 Condo/Apt -- Days to Sell	56
13 Condo/Townhouse -- Sales	1
14 Condo/Townhouse -- New Listings	18
15 Condo/Townhouse -- Current Inventory	117
16 Condo/Townhouse -- Sell/Inv. Ratio	0.86%
17 Condo/Townhouse -- Days to Sell	253
18 Lots -- Sales	10
19 Lots -- New Listings	33
20 Lots -- Current Inventory	423
21 Lots -- Sell/Inv. Ratio	2.36%
22 Lots -- Days to Sell	186
23 Residential -- Sales	30
24 Residential -- New Listings	84
25 Residential -- Current Inventory	456
26 Residential -- Sell/Inv. Ratio	6.58%
27 Residential -- Days to Sell	123
28 Average House Price	\$368,283.34
29 Median House Price	\$358,000.

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 = SH									
1 Acreage/House	16	16	0.00%	281	234	20.09%	181	103	75.73%
2 Duplex	1	0	0.00%	40	9	344.44%	21	4	425.00%
3 Mobile Home	11	10	10.00%	201	162	24.07%	85	36	136.11%
4 Recreational	1	3	-66.67%	55	61	-9.84%	29	21	38.10%
5 Residential	84	50	68.00%	1071	809	32.39%	456	253	80.24%
6 Residential WF	4	3	33.33%	117	96	21.88%	70	62	12.90%
7 3/4-Plex	0	0	0.00%	4	10	-60.00%	4	4	0.00%
8 Timeshare	0	0	0.00%	0	0	0.00%	0	0	0.00%
9 Apartment	10	7	42.86%	102	121	-15.70%	48	89	-46.07%
10 Townhouse	18	15	20.00%	216	154	40.26%	117	64	82.81%
11 RES. TOTAL	145	104	39.42%	2087	1656	26.03%	1011	636	58.96%
12 FARMS	0	3	-100.00%	43	38	13.16%	35	21	66.67%
13 MULTIFAMILY	1	0	0.00%	7	5	40.00%	7	1	600.00%
14 Acreage	8	14	-42.86%	131	116	12.93%	98	64	53.13%
15 Acreage WF	0	0	0.00%	26	12	116.67%	21	11	90.91%
16 Lots	25	44	-43.18%	413	388	6.44%	279	177	57.63%
17 Lots WF	0	1	-100.00%	60	18	233.33%	25	9	177.78%
18 LOTS TOTAL	33	59	-44.07%	640	536	19.40%	423	261	62.07%
19 Business	6	4	50.00%	63	58	8.62%	56	42	33.33%
20 Commercial	2	2	0.00%	43	35	22.86%	33	33	0.00%
21 Land	3	2	50.00%	37	34	8.82%	29	24	20.83%
22 Leases	2	4	-50.00%	12	17	-29.41%	9	14	-35.71%
23 IC&I TOTAL	13	12	8.33%	155	144	7.64%	127	113	12.39%
24 GRAND TOTAL	192	178	7.87%	2932	2379	23.25%	1603	1032	55.33%

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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	5	12	-58.33%	\$2,085,000.	\$7,369,000.	-71.71%	88.39%	93.09%
2 Duplex	2	0	0.00%	\$718,000.	\$0.	0.00%	94.54%	0.00%
3 Mobile Home	8	10	-20.00%	\$910,200.	\$808,200.	12.62%	82.95%	89.26%
4 Recreational	0	1	-100.00%	\$0.	\$205,000.	0.00%	0.00%	93.18%
5 Residential	30	37	-18.92%	\$11,048,500.	\$12,692,400.	-12.95%	86.26%	93.70%
6 Residential WF	2	1	100.00%	\$545,000.	\$1,200,000.	-54.58%	53.92%	80.26%
7 3/4-Plex	0	1	-100.00%	\$0.	\$337,000.	0.00%	0.00%	91.10%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	1	4	-75.00%	\$188,000.	\$932,900.	-79.85%	94.47%	94.08%
10 Townhouse	1	6	-83.33%	\$338,000.	\$1,684,400.	-79.93%	92.62%	97.10%
11 RES. TOTAL	49	72	-31.94%	\$15,832,700.	\$25,228,900.	-37.24%	85.25%	93.06%
12 FARMS	1	0	0.00%	\$600,000.	\$0.	0.00%	71.42%	0.00%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	3	6	-50.00%	\$955,000.	\$1,357,900.	-29.67%	63.83%	96.23%
15 Acreage WF	0	1	-100.00%	\$0.	\$1,650,000.	0.00%	0.00%	103.12%
16 Lots	7	27	-74.07%	\$943,500.	\$2,785,153.	-66.12%	87.24%	95.90%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	10	34	-70.59%	\$1,898,500.	\$5,793,053.	-67.23%	80.21%	96.17%
19 Business	3	0	0.00%	\$3,203,900.	\$0.	0.00%	93.68%	0.00%
20 Commercial	0	1	-100.00%	\$0.	\$339,500.	0.00%	0.00%	97.27%
21 Land	1	0	0.00%	\$800,000.	\$0.	0.00%	80.00%	0.00%
22 Leases	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
23 IC&I TOTAL	4	1	300.00%	\$4,003,900.	\$339,500.	1079.35%	90.26%	97.27%
24 GRAND TOTAL	64	107	-40.19%	\$22,335,100.	\$31,361,452.	-28.78%	84.56%	94.08%

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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 = SH								
1 Acreage/House	62	130	-52.31%	\$35,094,300.	\$68,263,632.	-48.59%	92.79%	94.57%
2 Duplex	15	5	200.00%	\$5,776,000.	\$1,894,500.	204.88%	93.12%	91.98%
3 Mobile Home	88	121	-27.27%	\$10,430,212.	\$11,760,065.	-11.31%	88.18%	92.29%
4 Recreational	9	18	-50.00%	\$2,760,000.	\$7,971,000.	-65.37%	92.94%	94.66%
5 Residential	396	538	-26.39%	\$144,239,184.	\$182,770,704.	-21.08%	92.81%	96.11%
6 Residential WF	13	33	-60.61%	\$9,445,400.	\$29,855,104.	-68.36%	86.25%	90.25%
7 3/4-Plex	0	6	-100.00%	\$0.	\$2,334,500.	0.00%	0.00%	95.47%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	21	52	-59.62%	\$5,314,800.	\$11,919,400.	-55.41%	95.08%	97.81%
10 Townhouse	56	93	-39.78%	\$19,417,350.	\$32,062,000.	-39.44%	95.31%	97.39%
11 RES. TOTAL	660	996	-33.73%	\$232,477,248.	\$348,830,912.	-33.36%	92.35%	95.41%
12 FARMS	4	11	-63.64%	\$2,795,000.	\$7,866,000.	-64.47%	84.30%	93.89%
13 MULTIFAMILY	1	3	-66.67%	\$1,250,000.	\$1,440,500.	-13.22%	96.15%	100.37%
14 Acreage	26	61	-57.38%	\$7,972,400.	\$25,949,950.	-69.28%	87.20%	95.66%
15 Acreage WF	1	3	-66.67%	\$985,000.	\$4,405,000.	-77.64%	106.48%	87.91%
16 Lots	117	239	-51.05%	\$14,037,100.	\$27,673,098.	-49.28%	91.59%	96.43%
17 Lots WF	7	9	-22.22%	\$2,752,800.	\$3,291,000.	-16.35%	92.74%	95.70%
18 LOTS TOTAL	151	314	-51.91%	\$25,747,300.	\$61,870,048.	-58.38%	90.98%	96.16%
19 Business	11	12	-8.33%	\$7,632,400.	\$3,733,000.	104.46%	81.48%	88.05%
20 Commercial	8	10	-20.00%	\$3,722,296.	\$6,145,000.	-39.43%	98.71%	90.83%
21 Land	2	8	-75.00%	\$1,223,000.	\$5,399,900.	-77.35%	84.52%	90.41%
22 Leases	10	5	100.00%	\$143,181.26	\$693,834.	-79.36%	97.27%	98.31%
23 IC&I TOTAL	31	35	-11.43%	\$12,720,877.	\$15,971,734.	-20.35%	90.05%	90.40%
24 GRAND TOTAL	847	1359	-37.67%	\$274,990,432.	\$435,979,200.	-36.93%	92.00%	95.46%

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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	\$417,000.	\$614,083.31	-32.09%	\$415,000.	\$436,500.	-4.93%	147	98	50.00%
2 Duplex	\$359,000.	\$0.	0.00%	\$359,000.	\$0.	0.00%	51	0	0.00%
3 Mobile Home	\$113,775.	\$80,820.	40.78%	\$100,450.	\$67,000.	49.93%	60	46	30.43%
4 Recreational	\$0.	\$205,000.	0.00%	\$0.	\$205,000.	0.00%	0	206	0.00%
5 Residential	\$368,283.34	\$343,037.84	7.36%	\$358,000.	\$319,000.	12.23%	123	85	44.71%
6 Residential WF	\$272,500.	\$1,200,000.	-77.29%	\$272,500.	\$1,200,000.	-77.29%	318	221	43.89%
7 3/4-Plex	\$0.	\$337,000.	0.00%	\$0.	\$337,000.	0.00%	0	47	0.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$188,000.	\$233,225.	-19.39%	\$188,000.	\$196,950.	-4.54%	56	75	-25.33%
10 Townhouse	\$338,000.	\$280,733.34	20.40%	\$338,000.	\$280,000.	20.71%	253	58	336.21%
11 RES. TOTAL	\$323,116.31	\$350,401.37	-7.79%	\$335,000.	\$300,000.	11.67%	121	82	47.56%
12 FARMS	\$600,000.	\$0.	0.00%	\$600,000.	\$0.	0.00%	585	0	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$318,333.34	\$226,316.67	40.66%	\$300,000.	\$232,450.	29.06%	382	81	371.60%
15 Acreage WF	\$0.	\$1,650,000.	0.00%	\$0.	\$1,650,000.	0.00%	0	87	0.00%
16 Lots	\$134,785.71	\$103,153.81	30.66%	\$123,000.	\$98,000.	25.51%	103	92	11.96%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$189,850.	\$170,383.90	11.42%	\$126,500.	\$110,000.	15.00%	186	90	106.67%
19 Business	\$1,067,966.62	\$0.	0.00%	\$825,000.	\$0.	0.00%	157	0	0.00%
20 Commercial	\$0.	\$339,500.	0.00%	\$0.	\$339,500.	0.00%	0	29	0.00%
21 Land	\$800,000.	\$0.	0.00%	\$800,000.	\$0.	0.00%	7	0	0.00%
22 Leases	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
23 IC&I TOTAL	\$1,000,975.	\$339,500.	194.84%	\$812,500.	\$339,500.	139.32%	119	29	310.34%
24 GRAND TOTAL	\$348,985.93	\$293,097.68	19.07%	\$317,500.	\$263,000.	20.72%	139	84	65.48%

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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	\$566,037.12	\$525,104.87	7.80%	\$452,500.	\$447,000.	1.23%	96	118	-18.64%
2 Duplex	\$385,066.65	\$378,900.	1.63%	\$301,000.	\$325,000.	-7.38%	56	93	-39.78%
3 Mobile Home	\$118,525.13	\$97,190.61	21.95%	\$92,750.	\$78,000.	18.91%	73	63	15.87%
4 Recreational	\$306,666.65	\$442,833.34	-30.75%	\$310,000.	\$344,750.	-10.08%	66	81	-18.52%
5 Residential	\$364,240.34	\$339,722.50	7.22%	\$365,250.	\$334,250.	9.27%	92	83	10.84%
6 Residential WF	\$726,569.25	\$904,700.12	-19.69%	\$523,000.	\$925,000.	-43.46%	129	114	13.16%
7 3/4-Plex	\$0.	\$389,083.34	0.00%	\$0.	\$401,250.	0.00%	0	35	0.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$253,085.71	\$229,219.23	10.41%	\$195,000.	\$204,450.	-4.62%	74	147	-49.66%
10 Townhouse	\$346,738.40	\$344,752.68	0.58%	\$327,500.	\$285,000.	14.91%	107	142	-24.65%
11 RES. TOTAL	\$352,238.25	\$350,231.84	0.57%	\$342,950.	\$320,000.	7.17%	90	95	-5.26%
12 FARMS	\$698,750.	\$715,090.93	-2.29%	\$647,500.	\$535,000.	21.03%	243	158	53.80%
13 MULTIFAMILY	\$1,250,000.	\$480,166.65	160.33%	\$1,250,000.	\$483,000.	158.80%	27	275	-90.18%
14 Acreage	\$306,630.78	\$425,409.03	-27.92%	\$234,000.	\$234,000.	0.00%	150	153	-1.96%
15 Acreage WF	\$985,000.	\$1,468,333.37	-32.92%	\$985,000.	\$1,650,000.	-40.30%	110	93	18.28%
16 Lots	\$119,975.21	\$115,787.01	3.62%	\$115,000.	\$100,000.	15.00%	110	108	1.85%
17 Lots WF	\$393,257.15	\$365,666.65	7.55%	\$399,000.	\$300,000.	33.00%	171	106	61.32%
18 LOTS TOTAL	\$170,511.92	\$197,038.35	-13.46%	\$125,000.	\$116,500.	7.30%	120	117	2.56%
19 Business	\$693,854.56	\$311,083.34	123.04%	\$40,000.	\$315,000.	-87.30%	207	189	9.52%
20 Commercial	\$465,287.	\$614,500.	-24.28%	\$415,648.	\$563,000.	-26.17%	228	250	-8.80%
21 Land	\$611,500.	\$674,987.50	-9.41%	\$611,500.	\$1,280,000.	-52.23%	120	304	-60.53%
22 Leases	\$14,318.12	\$138,766.79	-89.68%	\$40,235.50	\$14.	287296.44%	225	96	134.38%
23 IC&I TOTAL	\$410,350.87	\$456,335.25	-10.08%	\$126,000.	\$330,000.	-61.82%	213	219	-2.74%
24 GRAND TOTAL	\$324,664.	\$320,808.81	1.20%	\$310,000.	\$276,000.	12.32%	101	104	-2.88%

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