

Shuswap Zone Monthly Statistics

October 2009

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
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%			

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	73	\$19,816,400.	39	\$12,528,600.
Last Month	95	\$33,252,810.	47	\$15,999,762.
This Month Last Year	60	\$21,585,100.	29	\$10,738,500.

Description	Total Listings Taken	Inventory
This Month	161	1452
Last Month	153	1617
This Month Last Year	178	1603

Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
Year = 2009	
Month = 10	
Area = SH	
7 Ratio of Sales vs. Inventory	5.03%
<hr/>	
8 Condo/Apt -- Sales	0
9 Condo/Apt -- New Listings	14
10 Condo/Apt -- Current Inventory	57
11 Condo/Apt -- Sell/Inv. Ratio	0.00%
12 Condo/Apt -- Days to Sell	0
<hr/>	
13 Condo/Townhouse -- Sales	3
14 Condo/Townhouse -- New Listings	14
15 Condo/Townhouse -- Current Inventory	82
16 Condo/Townhouse -- Sell/Inv. Ratio	3.66%
17 Condo/Townhouse -- Days to Sell	112
<hr/>	
18 Lots -- Sales	11
19 Lots -- New Listings	28
20 Lots -- Current Inventory	469
21 Lots -- Sell/Inv. Ratio	2.35%
22 Lots -- Days to Sell	177
<hr/>	
23 Residential -- Sales	39
24 Residential -- New Listings	49
25 Residential -- Current Inventory	325
26 Residential -- Sell/Inv. Ratio	12.00%
27 Residential -- Days to Sell	106
<hr/>	
28 Average House Price	\$321,246.15
29 Median House Price	\$319,000.
<hr/>	
<hr/>	
<hr/>	

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	15	14	7.14%	220	273	-19.41%	162	181	-10.50%
2 Duplex	1	1	0.00%	20	37	-45.95%	18	21	-14.29%
3 Mobile Home	13	8	62.50%	145	175	-17.14%	78	85	-8.24%
4 Recreational	9	1	800.00%	64	56	14.29%	47	29	62.07%
5 Residential	49	79	-37.97%	692	965	-28.29%	325	456	-28.73%
6 Residential WF	2	4	-50.00%	77	107	-28.04%	44	70	-37.14%
7 3/4-Plex	0	0	0.00%	3	4	-25.00%	3	4	-25.00%
8 Timeshare	0	0	0.00%	2	0	0.00%	2	0	0.00%
9 Apartment	14	8	75.00%	96	97	-1.03%	57	48	18.75%
10 Townhouse	14	16	-12.50%	148	207	-28.50%	82	117	-29.91%
11 RES. TOTAL	117	131	-10.69%	1467	1921	-23.63%	818	1011	-19.09%
12 FARMS	5	0	0.00%	32	32	0.00%	39	35	11.43%
13 MULTIFAMILY	1	1	0.00%	10	7	42.86%	10	7	42.86%
14 Acreage	6	8	-25.00%	96	124	-22.58%	97	98	-1.02%
15 Acreage WF	1	0	0.00%	31	24	29.17%	33	21	57.14%
16 Lots	11	25	-56.00%	302	405	-25.43%	317	279	13.62%
17 Lots WF	1	0	0.00%	42	59	-28.81%	22	25	-12.00%
18 LOTS TOTAL	28	33	-15.15%	484	621	-22.06%	469	423	10.87%
19 Business	5	6	-16.67%	36	61	-40.98%	40	56	-28.57%
20 Commercial	3	2	50.00%	40	42	-4.76%	29	33	-12.12%
21 Land	1	3	-66.67%	30	37	-18.92%	32	29	10.34%
22 Leases	1	2	-50.00%	18	12	50.00%	15	9	66.67%
23 IC&I TOTAL	10	13	-23.08%	124	152	-18.42%	116	127	-8.66%
24 GRAND TOTAL	161	178	-9.55%	2117	2733	-22.54%	1452	1603	-9.42%

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	6	4	50.00%	\$2,264,000.	\$1,760,000.	28.64%	91.41%	89.11%
2 Duplex	0	2	-100.00%	\$0.	\$718,000.	0.00%	0.00%	94.54%
3 Mobile Home	10	7	42.86%	\$1,041,500.	\$880,200.	18.33%	84.58%	86.56%
4 Recreational	1	0	0.00%	\$402,000.	\$0.	0.00%	80.48%	0.00%
5 Residential	39	29	34.48%	\$12,528,600.	\$10,738,500.	16.67%	92.66%	86.18%
6 Residential WF	1	2	-50.00%	\$360,000.	\$545,000.	-33.94%	83.74%	53.92%
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	0	1	-100.00%	\$0.	\$188,000.	0.00%	0.00%	94.47%
10 Townhouse	3	1	200.00%	\$862,900.	\$338,000.	155.30%	95.76%	92.62%
11 RES. TOTAL	60	46	30.43%	\$17,459,000.	\$15,167,700.	15.11%	90.99%	85.77%
12 FARMS	0	1	-100.00%	\$0.	\$600,000.	0.00%	0.00%	71.42%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	3	3	0.00%	\$425,000.	\$955,000.	-55.50%	84.94%	63.83%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	6	6	0.00%	\$819,900.	\$858,500.	-4.50%	75.16%	86.85%
17 Lots WF	2	0	0.00%	\$732,500.	\$0.	0.00%	93.37%	0.00%
18 LOTS TOTAL	11	9	22.22%	\$1,977,400.	\$1,813,500.	9.04%	81.14%	79.17%
19 Business	0	3	-100.00%	\$0.	\$3,203,900.	0.00%	0.00%	93.68%
20 Commercial	1	0	0.00%	\$114,000.	\$0.	0.00%	52.29%	0.00%
21 Land	1	1	0.00%	\$266,000.	\$800,000.	-66.75%	78.46%	80.00%
22 Leases	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
23 IC&I TOTAL	2	4	-50.00%	\$380,000.	\$4,003,900.	-90.51%	65.37%	90.26%
24 GRAND TOTAL	73	60	21.67%	\$19,816,400.	\$21,585,100.	-8.19%	88.80%	84.84%

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	59	59	0.00%	\$33,087,250.	\$33,709,300.	-1.85%	88.93%	92.72%
2 Duplex	11	12	-8.33%	\$5,241,209.	\$5,295,000.	-1.02%	70.52%	95.01%
3 Mobile Home	69	78	-11.54%	\$6,045,301.	\$9,423,912.	-35.85%	81.70%	88.12%
4 Recreational	11	9	22.22%	\$2,968,720.	\$2,760,000.	7.56%	83.46%	92.94%
5 Residential	314	356	-11.80%	\$102,646,872.	\$133,384,104.	-23.04%	90.38%	92.91%
6 Residential WF	18	12	50.00%	\$10,980,411.	\$9,105,400.	20.59%	85.95%	85.34%
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	19	26.32%	\$6,257,900.	\$4,396,900.	42.33%	89.16%	94.18%
10 Townhouse	51	53	-3.77%	\$13,982,900.	\$17,875,850.	-21.78%	89.19%	95.12%
11 RES. TOTAL	558	598	-6.69%	\$181,628,560.	\$215,950,464.	-15.89%	88.33%	92.39%
12 FARMS	1	2	-50.00%	\$950,000.	\$1,295,000.	-26.64%	76.00%	70.63%
13 MULTIFAMILY	0	1	-100.00%	\$0.	\$1,250,000.	0.00%	0.00%	96.15%
14 Acreage	22	25	-12.00%	\$4,033,400.	\$7,507,400.	-46.27%	79.98%	86.96%
15 Acreage WF	2	1	100.00%	\$1,748,500.	\$985,000.	77.51%	100.56%	106.48%
16 Lots	39	116	-66.38%	\$5,540,150.	\$13,952,100.	-60.29%	80.67%	91.61%
17 Lots WF	5	7	-28.57%	\$1,634,000.	\$2,752,800.	-40.64%	94.60%	92.74%
18 LOTS TOTAL	68	149	-54.36%	\$12,956,050.	\$25,197,300.	-48.58%	82.05%	90.98%
19 Business	6	10	-40.00%	\$2,817,500.	\$4,532,400.	-37.84%	80.60%	79.63%
20 Commercial	10	6	66.67%	\$4,117,499.	\$3,088,296.	33.33%	80.16%	95.11%
21 Land	1	2	-50.00%	\$266,000.	\$1,223,000.	-78.25%	78.46%	84.52%
22 Leases	4	10	-60.00%	\$177,250.06	\$143,181.26	23.79%	100.00%	97.27%
23 IC&I TOTAL	21	28	-25.00%	\$7,378,249.	\$8,986,877.	-17.90%	81.31%	87.92%
24 GRAND TOTAL	648	778	-16.71%	\$202,912,864.	\$252,679,648.	-19.70%	87.45%	91.94%

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 %
Area = SH									
1 Acreage/House	\$377,333.34	\$440,000.	-14.24%	\$402,500.	\$427,500.	-5.85%	88	174	-49.43%
2 Duplex	\$0.	\$359,000.	0.00%	\$0.	\$359,000.	0.00%	0	51	0.00%
3 Mobile Home	\$104,150.	\$125,742.85	-17.17%	\$106,250.	\$118,900.	-10.64%	81	52	55.77%
4 Recreational	\$402,000.	\$0.	0.00%	\$402,000.	\$0.	0.00%	455	0	0.00%
5 Residential	\$321,246.15	\$370,293.09	-13.25%	\$319,000.	\$365,000.	-12.60%	106	124	-14.52%
6 Residential WF	\$360,000.	\$272,500.	32.11%	\$360,000.	\$272,500.	32.11%	41	318	-87.11%
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	\$0.	\$188,000.	0.00%	\$0.	\$188,000.	0.00%	0	56	0.00%
10 Townhouse	\$287,633.34	\$338,000.	-14.90%	\$268,000.	\$338,000.	-20.71%	112	253	-55.73%
11 RES. TOTAL	\$290,983.34	\$329,732.59	-11.75%	\$310,000.	\$337,250.	-8.08%	105	124	-15.32%
12 FARMS	\$0.	\$600,000.	0.00%	\$0.	\$600,000.	0.00%	0	585	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$141,666.67	\$318,333.34	-55.50%	\$130,000.	\$300,000.	-56.67%	54	382	-85.86%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$136,650.	\$143,083.32	-4.50%	\$147,450.	\$126,500.	16.56%	251	96	161.46%
17 Lots WF	\$366,250.	\$0.	0.00%	\$366,250.	\$0.	0.00%	142	0	0.00%
18 LOTS TOTAL	\$179,763.64	\$201,500.	-10.79%	\$137,500.	\$130,000.	5.77%	177	191	-7.33%
19 Business	\$0.	\$1,067,966.62	0.00%	\$0.	\$2,299,000.	0.00%	0	157	0.00%
20 Commercial	\$114,000.	\$0.	0.00%	\$114,000.	\$0.	0.00%	55	0	0.00%
21 Land	\$266,000.	\$800,000.	-66.75%	\$266,000.	\$800,000.	-66.75%	209	7	2885.71%
22 Leases	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
23 IC&I TOTAL	\$190,000.	\$1,000,975.	-81.02%	\$190,000.	\$812,500.	-76.62%	132	119	10.92%
24 GRAND TOTAL	\$271,457.53	\$359,751.65	-24.54%	\$286,000.	\$330,000.	-13.33%	117	141	-17.02%

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%
Area = SH									
1 Acreage/House	\$560,800.87	\$571,344.06	-1.85%	\$460,000.	\$450,000.	2.22%	124	100	24.00%
2 Duplex	\$476,473.53	\$441,250.	7.98%	\$515,000.	\$354,500.	45.28%	379	41	824.39%
3 Mobile Home	\$87,613.05	\$120,819.37	-27.48%	\$76,900.	\$96,950.	-20.68%	132	74	78.38%
4 Recreational	\$269,883.62	\$306,666.65	-11.99%	\$229,000.	\$310,000.	-26.13%	135	66	104.55%
5 Residential	\$326,900.87	\$374,674.43	-12.75%	\$320,000.	\$373,625.	-14.35%	124	92	34.78%
6 Residential WF	\$610,022.81	\$758,783.31	-19.61%	\$574,500.	\$529,000.	8.60%	138	139	-0.72%
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	\$231,415.79	12.67%	\$190,500.	\$195,000.	-2.31%	136	76	78.95%
10 Townhouse	\$274,174.50	\$337,280.18	-18.71%	\$268,000.	\$326,000.	-17.79%	164	111	47.75%
11 RES. TOTAL	\$325,499.21	\$361,121.18	-9.86%	\$313,750.	\$350,000.	-10.36%	135	91	48.35%
12 FARMS	\$950,000.	\$647,500.	46.72%	\$950,000.	\$647,500.	46.72%	32	324	-90.12%
13 MULTIFAMILY	\$0.	\$1,250,000.	0.00%	\$0.	\$1,250,000.	0.00%	0	27	0.00%
14 Acreage	\$183,336.35	\$300,296.	-38.95%	\$166,000.	\$223,000.	-25.56%	229	150	52.67%
15 Acreage WF	\$874,250.	\$985,000.	-11.24%	\$874,250.	\$985,000.	-11.24%	98	110	-10.91%
16 Lots	\$142,055.12	\$120,276.72	18.11%	\$124,900.	\$115,000.	8.61%	180	110	63.64%
17 Lots WF	\$326,800.	\$393,257.15	-16.90%	\$235,000.	\$399,000.	-41.10%	92	171	-46.20%
18 LOTS TOTAL	\$190,530.14	\$169,109.39	12.67%	\$144,750.	\$125,000.	15.80%	187	120	55.83%
19 Business	\$469,583.34	\$453,240.	3.61%	\$437,500.	\$1,508,500.	-71.00%	285	218	30.73%
20 Commercial	\$411,749.90	\$514,716.	-20.00%	\$412,499.50	\$415,648.	-0.76%	159	211	-24.64%
21 Land	\$266,000.	\$611,500.	-56.50%	\$266,000.	\$611,500.	-56.50%	209	120	74.17%
22 Leases	\$44,312.51	\$14,318.12	209.49%	\$2,125.	\$3,488.60	-39.09%	241	225	7.11%
23 IC&I TOTAL	\$351,345.18	\$320,959.90	9.47%	\$267,500.	\$100,230.	166.89%	213	212	0.47%
24 GRAND TOTAL	\$313,137.12	\$324,781.03	-3.59%	\$297,250.	\$315,000.	-5.63%	143	102	40.20%

Totals include variables in any given month, due to preceding month's collapsed sales and deleted listings. e & oe