

Central Zone Monthly Statistics

November 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 = November						
Area = Central Zone						
1 Units Listed	651	752	-13.43%	10872	12951	-16.05%
2 Units Sold	303	150	102.00%	3662	3652	0.27%
3 Sales Volume	\$110,345,768.	\$53,850,896.	104.91%	\$1,447,073,408.	\$1,558,615,808.	-7.16%
4 List/Sell Ratio	91.89%	87.45%		91.43%	94.58%	
5 Days to Sell	112	95	17.89%	101	77	31.17%
6 Active Listings	4559	5149	-11.46%			
Area = North Zone						
1 Units Listed	275	292	-5.82%	4094	4750	-13.81%
2 Units Sold	125	65	92.31%	1541	1453	6.06%
3 Sales Volume	\$44,232,356.	\$21,053,786.	110.09%	\$527,314,784.	\$546,547,584.	-3.52%
4 List/Sell Ratio	91.84%	84.84%		90.61%	93.75%	
5 Days to Sell	140	107	30.84%	130	96	35.42%
6 Active Listings	2117	2271	-6.78%			
Area = Shuswap Zone						
1 Units Listed	122	147	-17.01%	2239	2880	-22.26%
2 Units Sold	63	28	125.00%	713	806	-11.54%
3 Sales Volume	\$19,556,600.	\$7,598,147.50	157.39%	\$222,897,104.	\$260,277,792.	-14.36%
4 List/Sell Ratio	86.31%	82.57%		87.36%	91.62%	
5 Days to Sell	170	165	3.03%	145	104	39.42%
6 Active Listings	1329	1532	-13.25%			
Area = Grand Total						
1 Units Listed	1048	1191	-12.01%	17205	20581	-16.40%
2 Units Sold	491	243	102.06%	5916	5911	0.08%
3 Sales Volume	\$174,134,720.	\$82,502,832.	111.07%	\$2,197,285,376.	\$2,365,441,280.	-7.11%
4 List/Sell Ratio	91.15%	86.19%		90.72%	93.97%	
5 Days to Sell	127	106	19.81%	114	86	32.56%
6 Active Listings	8005	8952	-10.58%			

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	303	\$110,345,768.	137	\$61,829,704.
Last Month	435	\$198,226,992.	224	\$106,107,248.
This Month Last Year	150	\$53,850,896.	71	\$32,730,500.

Description	Total Listings Taken	Inventory
This Month	651	4559
Last Month	889	4861
This Month Last Year	752	5149

Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
Year = 2009	
Month = 11	
Area = CO	
7 Ratio of Sales vs. Inventory	6.65%
<hr/>	
8 Condo/Apt -- Sales	63
9 Condo/Apt -- New Listings	145
10 Condo/Apt -- Current Inventory	1051
11 Condo/Apt -- Sell/Inv. Ratio	5.99%
12 Condo/Apt -- Days to Sell	102
<hr/>	
13 Condo/Townhouse -- Sales	44
14 Condo/Townhouse -- New Listings	55
15 Condo/Townhouse -- Current Inventory	399
16 Condo/Townhouse -- Sell/Inv. Ratio	11.03%
17 Condo/Townhouse -- Days to Sell	131
<hr/>	
18 Lots -- Sales	21
19 Lots -- New Listings	38
20 Lots -- Current Inventory	782
21 Lots -- Sell/Inv. Ratio	2.69%
22 Lots -- Days to Sell	194
<hr/>	
23 Residential -- Sales	137
24 Residential -- New Listings	274
25 Residential -- Current Inventory	1254
26 Residential -- Sell/Inv. Ratio	10.93%
27 Residential -- Days to Sell	90
<hr/>	
28 Average House Price	\$451,311.71
29 Median House Price	\$420,000.
<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 = CO									
1 Acreage/House	26	28	-7.14%	357	435	-17.93%	168	204	-17.65%
2 Duplex	18	14	28.57%	197	244	-19.26%	66	88	-25.00%
3 Mobile Home	36	26	38.46%	513	625	-17.92%	199	176	13.07%
4 Recreational	3	3	0.00%	70	80	-12.50%	45	46	-2.17%
5 Residential	274	313	-12.46%	4380	5354	-18.19%	1254	1738	-27.85%
6 Residential WF	6	4	50.00%	152	167	-8.98%	90	81	11.11%
7 3/4-Plex	0	6	-100.00%	19	26	-26.92%	8	15	-46.67%
8 Timeshare	1	0	0.00%	6	16	-62.50%	3	11	-72.73%
9 Apartment	145	161	-9.94%	2243	2903	-22.74%	1051	1141	-7.89%
10 Townhouse	55	67	-17.91%	1146	1376	-16.72%	399	551	-27.59%
11 RES. TOTAL	564	622	-9.32%	9083	11226	-19.09%	3283	4051	-18.96%
12 FARMS	7	12	-41.67%	107	117	-8.55%	71	70	1.43%
13 MULTIFAMILY	3	1	200.00%	26	18	44.44%	12	8	50.00%
14 Acreage	5	5	0.00%	139	179	-22.35%	115	118	-2.54%
15 Acreage WF	2	3	-33.33%	23	23	0.00%	12	16	-25.00%
16 Lots	30	66	-54.55%	834	723	15.35%	634	452	40.27%
17 Lots WF	1	3	-66.67%	26	28	-7.14%	21	15	40.00%
18 LOTS TOTAL	38	77	-50.65%	1029	958	7.41%	782	601	30.12%
19 Business	6	8	-25.00%	94	122	-22.95%	66	78	-15.38%
20 Commercial	12	7	71.43%	124	193	-35.75%	90	131	-31.30%
21 Land	6	6	0.00%	114	103	10.68%	82	60	36.67%
22 Leases	15	19	-21.05%	294	213	38.03%	173	149	16.11%
23 IC&I TOTAL	39	40	-2.50%	626	631	-0.79%	411	418	-1.67%
24 GRAND TOTAL	651	752	-13.43%	10872	12951	-16.05%	4559	5149	-11.46%

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	3	2	50.00%	\$2,234,900.	\$1,165,000.	91.84%	92.23%	88.21%
2 Duplex	3	1	200.00%	\$710,000.	\$392,400.	80.94%	94.99%	98.37%
3 Mobile Home	13	10	30.00%	\$1,142,650.	\$1,000,500.	14.21%	83.60%	78.76%
4 Recreational	1	0	0.00%	\$167,000.	\$0.	0.00%	88.35%	0.00%
5 Residential	137	71	92.96%	\$61,829,704.	\$32,730,500.	88.91%	93.59%	88.47%
6 Residential WF	2	0	0.00%	\$2,724,000.	\$0.	0.00%	71.81%	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	63	38	65.79%	\$17,563,496.	\$9,424,095.	86.37%	92.66%	88.55%
10 Townhouse	44	17	158.82%	\$15,567,001.	\$5,179,000.	200.58%	92.64%	88.86%
11 RES. TOTAL	266	139	91.37%	\$101,938,752.	\$49,891,496.	104.32%	92.55%	87.91%
12 FARMS	1	0	0.00%	\$304,000.	\$0.	0.00%	86.88%	0.00%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	4	0	0.00%	\$1,359,800.	\$0.	0.00%	72.72%	0.00%
15 Acreage WF	1	0	0.00%	\$270,000.	\$0.	0.00%	90.03%	0.00%
16 Lots	16	3	433.33%	\$3,257,733.25	\$783,500.	315.79%	85.38%	90.20%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	21	3	600.00%	\$4,887,533.50	\$783,500.	523.81%	83.19%	90.20%
19 Business	0	3	-100.00%	\$0.	\$116,000.	0.00%	0.00%	60.36%
20 Commercial	3	2	50.00%	\$795,000.	\$2,625,000.	-69.71%	96.24%	92.17%
21 Land	2	0	0.00%	\$1,800,000.	\$0.	0.00%	92.30%	0.00%
22 Leases	10	3	233.33%	\$620,486.37	\$434,900.	42.67%	0.00%	0.00%
23 IC&I TOTAL	15	8	87.50%	\$3,215,486.50	\$3,175,900.	1.25%	94.66%	73.08%
24 GRAND TOTAL	303	150	102.00%	\$110,345,768.	\$53,850,896.	104.91%	91.89%	87.45%

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

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	69	70	-1.43%	\$52,461,176.	\$69,660,400.	-24.69%	90.28%	91.07%
2 Duplex	88	93	-5.38%	\$29,697,416.	\$36,032,040.	-17.58%	93.15%	95.48%
3 Mobile Home	164	238	-31.09%	\$16,275,900.	\$28,201,456.	-42.29%	85.24%	89.93%
4 Recreational	10	8	25.00%	\$2,699,000.	\$1,812,562.	48.91%	85.18%	91.94%
5 Residential	1821	1693	7.56%	\$836,424,960.	\$856,645,568.	-2.36%	92.59%	95.14%
6 Residential WF	26	24	8.33%	\$55,354,500.	\$57,670,500.	-4.02%	80.27%	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	706	793	-10.97%	\$181,679,632.	\$228,163,280.	-20.37%	91.06%	94.90%
10 Townhouse	532	406	31.03%	\$185,944,032.	\$156,356,848.	18.92%	92.37%	95.41%
11 RES. TOTAL	3425	3329	2.88%	\$1,363,910,144.	\$1,435,829,632.	-5.01%	91.74%	94.62%
12 FARMS	14	8	75.00%	\$10,565,000.	\$8,960,000.	17.91%	87.03%	88.74%
13 MULTIFAMILY	3	1	200.00%	\$1,571,300.	\$860,000.	82.71%	92.61%	98.28%
14 Acreage	18	22	-18.18%	\$6,655,300.	\$12,997,050.	-48.79%	75.13%	92.41%
15 Acreage WF	2	2	0.00%	\$470,000.	\$2,150,000.	-78.14%	81.51%	91.17%
16 Lots	94	130	-27.69%	\$20,972,194.	\$30,713,954.	-31.72%	87.71%	95.56%
17 Lots WF	0	1	-100.00%	\$0.	\$1,700,000.	0.00%	0.00%	94.44%
18 LOTS TOTAL	115	156	-26.28%	\$28,826,194.	\$48,231,004.	-40.23%	85.67%	94.98%
19 Business	13	24	-45.83%	\$2,450,157.	\$5,205,700.	-52.93%	67.29%	77.64%
20 Commercial	24	31	-22.58%	\$11,266,750.	\$25,206,628.	-55.30%	90.29%	105.01%
21 Land	4	20	-80.00%	\$20,820,000.	\$25,828,750.	-19.39%	85.40%	90.88%
22 Leases	64	83	-22.89%	\$7,663,883.	\$8,494,136.	-9.77%	0.00%	96.83%
23 IC&I TOTAL	105	158	-33.54%	\$42,200,792.	\$64,735,216.	-34.81%	82.32%	92.65%
24 GRAND TOTAL	3662	3652	0.27%	\$1,447,073,408.	\$1,558,615,808.	-7.16%	91.43%	94.58%

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 = CO									
1 Acreage/House	\$744,966.68	\$582,500.	27.89%	\$599,900.	\$582,500.	2.99%	62	95	-34.74%
2 Duplex	\$236,666.67	\$392,400.	-39.69%	\$210,000.	\$392,400.	-46.48%	110	116	-5.17%
3 Mobile Home	\$87,896.15	\$100,050.	-12.15%	\$58,900.	\$105,500.	-44.17%	72	112	-35.71%
4 Recreational	\$167,000.	\$0.	0.00%	\$167,000.	\$0.	0.00%	118	0	0.00%
5 Residential	\$451,311.71	\$460,992.96	-2.10%	\$420,000.	\$425,000.	-1.18%	90	79	13.92%
6 Residential WF	\$1,362,000.	\$0.	0.00%	\$1,362,000.	\$0.	0.00%	289	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	\$278,785.65	\$248,002.50	12.41%	\$247,900.	\$221,500.	11.92%	102	78	30.77%
10 Townhouse	\$353,795.46	\$304,647.06	16.13%	\$331,500.	\$305,000.	8.69%	131	118	11.02%
11 RES. TOTAL	\$383,228.37	\$358,931.62	6.77%	\$364,500.	\$340,000.	7.21%	101	87	16.09%
12 FARMS	\$304,000.	\$0.	0.00%	\$304,000.	\$0.	0.00%	190	0	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$339,950.	\$0.	0.00%	\$199,900.	\$0.	0.00%	291	0	0.00%
15 Acreage WF	\$270,000.	\$0.	0.00%	\$270,000.	\$0.	0.00%	87	0	0.00%
16 Lots	\$203,608.32	\$261,166.67	-22.04%	\$202,250.	\$250,000.	-19.10%	176	154	14.29%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$232,739.68	\$261,166.67	-10.88%	\$199,900.	\$250,000.	-20.04%	194	154	25.97%
19 Business	\$0.	\$38,666.66	0.00%	\$0.	\$65,000.	0.00%	0	93	0.00%
20 Commercial	\$265,000.	\$1,312,500.	-79.81%	\$245,000.	\$1,312,500.	-81.33%	165	142	16.20%
21 Land	\$900,000.	\$0.	0.00%	\$900,000.	\$0.	0.00%	173	0	0.00%
22 Leases	\$62,048.64	\$144,966.67	-57.20%	\$67,237.50	\$97,200.	-30.83%	210	399	-47.37%
23 IC&I TOTAL	\$214,365.76	\$396,987.50	-46.00%	\$83,094.	\$81,100.	2.46%	196	220	-10.91%
24 GRAND TOTAL	\$364,177.46	\$359,005.96	1.44%	\$349,900.	\$325,750.	7.41%	112	95	17.89%

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 = CO									
1 Acreage/House	\$760,306.87	\$995,148.56	-23.60%	\$650,000.	\$749,950.	-13.33%	122	95	28.42%
2 Duplex	\$337,470.65	\$387,441.28	-12.90%	\$323,500.	\$358,000.	-9.64%	81	59	37.29%
3 Mobile Home	\$99,243.28	\$118,493.50	-16.25%	\$83,950.	\$109,750.	-23.51%	102	72	41.67%
4 Recreational	\$269,900.	\$226,570.25	19.12%	\$268,500.	\$187,031.	43.56%	305	162	88.27%
5 Residential	\$459,321.78	\$505,992.65	-9.22%	\$424,000.	\$474,000.	-10.55%	87	64	35.94%
6 Residential WF	\$2,129,019.25	\$2,402,937.50	-11.40%	\$1,820,000.	\$2,047,500.	-11.11%	157	107	46.73%
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	\$257,336.59	\$287,721.68	-10.56%	\$239,000.	\$260,000.	-8.08%	105	70	50.00%
10 Townhouse	\$349,518.84	\$385,115.37	-9.24%	\$330,000.	\$358,500.	-7.95%	104	75	38.67%
11 RES. TOTAL	\$398,221.93	\$431,309.59	-7.67%	\$367,300.	\$398,000.	-7.71%	96	68	41.18%
12 FARMS	\$754,642.87	\$1,120,000.	-32.62%	\$583,000.	\$1,167,500.	-50.06%	123	172	-28.49%
13 MULTIFAMILY	\$523,766.65	\$860,000.	-39.10%	\$424,400.	\$860,000.	-50.65%	46	28	64.29%
14 Acreage	\$369,738.87	\$590,775.	-37.41%	\$232,500.	\$512,500.	-54.63%	246	128	92.19%
15 Acreage WF	\$235,000.	\$1,075,000.	-78.14%	\$235,000.	\$1,075,000.	-78.14%	194	221	-12.22%
16 Lots	\$223,108.45	\$236,261.17	-5.57%	\$217,750.	\$211,000.	3.20%	164	132	24.24%
17 Lots WF	\$0.	\$1,700,000.	0.00%	\$0.	\$1,700,000.	0.00%	0	157	0.00%
18 LOTS TOTAL	\$250,662.56	\$309,173.09	-18.92%	\$220,000.	\$235,000.	-6.38%	176	132	33.33%
19 Business	\$188,473.60	\$216,904.17	-13.11%	\$190,000.	\$292,300.	-35.00%	243	180	35.00%
20 Commercial	\$469,447.90	\$813,117.06	-42.27%	\$415,000.	\$351,700.	18.00%	160	122	31.15%
21 Land	\$5,205,000.	\$1,291,437.50	303.04%	\$960,000.	\$1,687,500.	-43.11%	285	448	-36.38%
22 Leases	\$119,748.17	\$102,338.99	17.01%	\$38,330.	\$27,762.	38.07%	154	198	-22.22%
23 IC&I TOTAL	\$401,912.28	\$409,716.56	-1.90%	\$130,569.	\$140,984.	-7.39%	171	212	-19.34%
24 GRAND TOTAL	\$395,159.31	\$426,784.18	-7.41%	\$360,000.	\$390,000.	-7.69%	101	77	31.17%

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