

Shuswap Zone Monthly Statistics

November 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 = November | | | | | | |
| Area = Central Zone | | | | | | |
| 1 Units Listed | 754 | 804 | -6.22% | 12952 | 10332 | 25.36% |
| 2 Units Sold | 149 | 364 | -59.07% | 3657 | 5915 | -38.17% |
| 3 Sales Volume | \$53,630,996. | \$152,780,304. | -64.90% | \$1,565,923,456. | \$2,420,872,704. | -35.32% |
| 4 List/Sell Ratio | 87.41% | 95.22% | | 94.58% | 96.49% | |
| 5 Days to Sell | 96 | 71 | 35.21% | 78 | 68 | 14.71% |
| 6 Active Listings | 5149 | 3147 | 63.62% | | | |
| Area = North Zone | | | | | | |
| 1 Units Listed | 292 | 293 | -0.34% | 4762 | 4216 | 12.95% |
| 2 Units Sold | 64 | 160 | -60.00% | 1458 | 2436 | -40.15% |
| 3 Sales Volume | \$20,813,786. | \$59,930,896. | -65.27% | \$551,806,848. | \$842,324,864. | -34.49% |
| 4 List/Sell Ratio | 84.90% | 95.53% | | 93.74% | 96.36% | |
| 5 Days to Sell | 109 | 74 | 47.30% | 96 | 84 | 14.29% |
| 6 Active Listings | 2271 | 1532 | 48.24% | | | |
| Area = Shuswap Zone | | | | | | |
| 1 Units Listed | 149 | 162 | -8.02% | 3079 | 2541 | 21.17% |
| 2 Units Sold | 31 | 68 | -54.41% | 878 | 1427 | -38.47% |
| 3 Sales Volume | \$8,067,647.50 | \$25,118,500. | -67.88% | \$283,058,080. | \$461,097,696. | -38.61% |
| 4 List/Sell Ratio | 83.71% | 93.43% | | 91.72% | 95.36% | |
| 5 Days to Sell | 158 | 97 | 62.89% | 103 | 104 | -0.96% |
| 6 Active Listings | 1532 | 992 | 54.44% | | | |
| Area = Grand Total | | | | | | |
| 1 Units Listed | 1195 | 1259 | -5.08% | 20793 | 17089 | 21.67% |
| 2 Units Sold | 244 | 592 | -58.78% | 5993 | 9778 | -38.71% |
| 3 Sales Volume | \$82,512,432. | \$237,829,696. | -65.31% | \$2,400,788,480. | \$3,724,295,424. | -35.54% |
| 4 List/Sell Ratio | 86.28% | 95.09% | | 93.95% | 96.29% | |
| 5 Days to Sell | 107 | 75 | 42.67% | 86 | 77 | 11.69% |
| 6 Active Listings | 8952 | 5671 | 57.86% | | | |

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 | 31 | \$8,067,647.50 | 10 | \$3,342,000. |
| Last Month | 64 | \$22,335,100. | 30 | \$11,048,500. |
| This Month Last Year | 68 | \$25,118,500. | 35 | \$13,463,700. |

| Description | Total Listings Taken | Inventory |
|----------------------|----------------------|-----------|
| This Month | 149 | 1532 |
| Last Month | 192 | 1603 |
| This Month Last Year | 162 | 992 |

Quick Summary Part 2

| <u>Description</u> | <u>This Month</u> |
|---|-------------------|
| Year = 2008 | |
| Month = 11 | |
| Area = SH | |
| 7 Ratio of Sales vs. Inventory | 2.02% |
| 8 Condo/Apt -- Sales | 1 |
| 9 Condo/Apt -- New Listings | 40 |
| 10 Condo/Apt -- Current Inventory | 87 |
| 11 Condo/Apt -- Sell/Inv. Ratio | 1.15% |
| 12 Condo/Apt -- Days to Sell | 92 |
| 13 Condo/Townhouse -- Sales | 5 |
| 14 Condo/Townhouse -- New Listings | 11 |
| 15 Condo/Townhouse -- Current Inventory | 113 |
| 16 Condo/Townhouse -- Sell/Inv. Ratio | 4.43% |
| 17 Condo/Townhouse -- Days to Sell | 108 |
| 18 Lots -- Sales | 3 |
| 19 Lots -- New Listings | 28 |
| 20 Lots -- Current Inventory | 410 |
| 21 Lots -- Sell/Inv. Ratio | 0.73% |
| 22 Lots -- Days to Sell | 280 |
| 23 Residential -- Sales | 10 |
| 24 Residential -- New Listings | 37 |
| 25 Residential -- Current Inventory | 431 |
| 26 Residential -- Sell/Inv. Ratio | 2.32% |
| 27 Residential -- Days to Sell | 122 |
| 28 Average House Price | \$334,200. |
| 29 Median House Price | \$357,500. |
| | |
| | |

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 | 9 | 17 | -47.06% | 289 | 251 | 15.14% | 152 | 101 | 50.50% |
| 2 Duplex | 1 | 1 | 0.00% | 41 | 10 | 310.00% | 21 | 5 | 320.00% |
| 3 Mobile Home | 9 | 15 | -40.00% | 211 | 177 | 19.21% | 75 | 38 | 97.37% |
| 4 Recreational | 1 | 3 | -66.67% | 56 | 64 | -12.50% | 19 | 21 | -9.52% |
| 5 Residential | 37 | 44 | -15.91% | 1109 | 853 | 30.01% | 431 | 219 | 96.80% |
| 6 Residential WF | 3 | 7 | -57.14% | 118 | 103 | 14.56% | 52 | 57 | -8.77% |
| 7 3/4-Plex | 0 | 0 | 0.00% | 4 | 10 | -60.00% | 3 | 3 | 0.00% |
| 8 Timeshare | 0 | 0 | 0.00% | 0 | 0 | 0.00% | 0 | 0 | 0.00% |
| 9 Apartment | 40 | 6 | 566.67% | 142 | 127 | 11.81% | 87 | 91 | -4.40% |
| 10 Townhouse | 11 | 8 | 37.50% | 226 | 162 | 39.51% | 113 | 50 | 126.00% |
| 11 RES. TOTAL | 111 | 101 | 9.90% | 2196 | 1757 | 24.99% | 953 | 585 | 62.91% |
| 12 FARMS | 1 | 3 | -66.67% | 44 | 41 | 7.32% | 31 | 20 | 55.00% |
| 13 MULTIFAMILY | 1 | 2 | -50.00% | 8 | 7 | 14.29% | 7 | 3 | 133.33% |
| 14 Acreage | 4 | 15 | -73.33% | 135 | 131 | 3.05% | 93 | 72 | 29.17% |
| 15 Acreage WF | 0 | 0 | 0.00% | 26 | 12 | 116.67% | 18 | 10 | 80.00% |
| 16 Lots | 24 | 20 | 20.00% | 437 | 408 | 7.11% | 278 | 173 | 60.69% |
| 17 Lots WF | 0 | 5 | -100.00% | 60 | 23 | 160.87% | 21 | 10 | 110.00% |
| 18 LOTS TOTAL | 28 | 40 | -30.00% | 668 | 576 | 15.97% | 410 | 265 | 54.72% |
| 19 Business | 4 | 4 | 0.00% | 67 | 62 | 8.06% | 57 | 44 | 29.55% |
| 20 Commercial | 3 | 6 | -50.00% | 46 | 41 | 12.20% | 36 | 33 | 9.09% |
| 21 Land | 0 | 6 | -100.00% | 37 | 40 | -7.50% | 29 | 28 | 3.57% |
| 22 Leases | 1 | 0 | 0.00% | 13 | 17 | -23.53% | 9 | 14 | -35.71% |
| 23 IC&I TOTAL | 8 | 16 | -50.00% | 163 | 160 | 1.87% | 131 | 119 | 10.08% |
| 24 GRAND TOTAL | 149 | 162 | -8.02% | 3079 | 2541 | 21.17% | 1532 | 992 | 54.44% |

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 | 4 | 6 | -33.33% | \$1,663,750. | \$6,230,000. | -73.29% | 82.25% | 87.84% |
| 2 Duplex | 0 | 0 | 0.00% | \$0. | \$0. | 0.00% | 0.00% | 0.00% |
| 3 Mobile Home | 6 | 8 | -25.00% | \$541,100. | \$538,400. | 0.50% | 87.50% | 96.23% |
| 4 Recreational | 1 | 0 | 0.00% | \$345,000. | \$0. | 0.00% | 43.13% | 0.00% |
| 5 Residential | 10 | 35 | -71.43% | \$3,342,000. | \$13,463,700. | -75.18% | 85.63% | 93.66% |
| 6 Residential WF | 0 | 1 | -100.00% | \$0. | \$788,000. | 0.00% | 0.00% | 98.62% |
| 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 | 1 | 1 | 0.00% | \$240,000. | \$190,000. | 26.32% | 96.38% | 96.44% |
| 10 Townhouse | 5 | 3 | 66.67% | \$1,313,300. | \$1,200,000. | 9.44% | 90.57% | 98.61% |
| 11 RES. TOTAL | 27 | 54 | -50.00% | \$7,445,150. | \$22,410,100. | -66.78% | 85.28% | 93.82% |
| 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 | 2 | 3 | -33.33% | \$590,000. | \$529,900. | 11.34% | 82.69% | 83.94% |
| 15 Acreage WF | 0 | 1 | -100.00% | \$0. | \$217,500. | 0.00% | 0.00% | 96.66% |
| 16 Lots | 1 | 8 | -87.50% | \$29,900. | \$1,066,000. | -97.20% | 43.33% | 87.01% |
| 17 Lots WF | 0 | 0 | 0.00% | \$0. | \$0. | 0.00% | 0.00% | 0.00% |
| 18 LOTS TOTAL | 3 | 12 | -75.00% | \$619,900. | \$1,813,400. | -65.82% | 69.57% | 87.04% |
| 19 Business | 0 | 0 | 0.00% | \$0. | \$0. | 0.00% | 0.00% | 0.00% |
| 20 Commercial | 0 | 1 | -100.00% | \$0. | \$600,000. | 0.00% | 0.00% | 150.37% |
| 21 Land | 0 | 1 | -100.00% | \$0. | \$295,000. | 0.00% | 0.00% | 92.21% |
| 22 Leases | 1 | 0 | 0.00% | \$2,597.50 | \$0. | 0.00% | 0.00% | 0.00% |
| 23 IC&I TOTAL | 1 | 2 | -50.00% | \$2,597.50 | \$895,000. | -99.71% | 0.00% | 121.29% |
| 24 GRAND TOTAL | 31 | 68 | -54.41% | \$8,067,647.50 | \$25,118,500. | -67.88% | 83.71% | 93.43% |

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 | 66 | 136 | -51.47% | \$36,758,048. | \$74,493,632. | -50.66% | 92.15% | 94.27% |
| 2 Duplex | 15 | 5 | 200.00% | \$5,776,000. | \$1,894,500. | 204.88% | 93.12% | 91.98% |
| 3 Mobile Home | 94 | 129 | -27.13% | \$10,971,312. | \$12,298,465. | -10.79% | 88.14% | 92.54% |
| 4 Recreational | 10 | 18 | -44.44% | \$3,105,000. | \$7,971,000. | -61.05% | 87.96% | 94.66% |
| 5 Residential | 406 | 573 | -29.14% | \$147,581,184. | \$196,234,416. | -24.79% | 92.63% | 95.96% |
| 6 Residential WF | 13 | 34 | -61.76% | \$9,445,400. | \$30,643,104. | -69.18% | 86.25% | 90.49% |
| 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 | 22 | 53 | -58.49% | \$5,554,800. | \$12,109,400. | -54.13% | 95.14% | 97.79% |
| 10 Townhouse | 61 | 96 | -36.46% | \$20,730,650. | \$33,262,000. | -37.67% | 94.92% | 97.43% |
| 11 RES. TOTAL | 687 | 1050 | -34.57% | \$239,922,400. | \$371,241,024. | -35.37% | 92.07% | 95.33% |
| 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 | 28 | 64 | -56.25% | \$8,562,400. | \$26,479,850. | -67.66% | 86.87% | 95.11% |
| 15 Acreage WF | 1 | 4 | -75.00% | \$985,000. | \$4,622,500. | -78.69% | 106.48% | 90.09% |
| 16 Lots | 118 | 247 | -52.23% | \$14,067,000. | \$28,739,098. | -51.05% | 91.18% | 96.13% |
| 17 Lots WF | 7 | 9 | -22.22% | \$2,752,800. | \$3,291,000. | -16.35% | 92.74% | 95.70% |
| 18 LOTS TOTAL | 154 | 326 | -52.76% | \$26,367,200. | \$63,683,448. | -58.60% | 90.57% | 95.82% |
| 19 Business | 11 | 12 | -8.33% | \$7,632,400. | \$3,733,000. | 104.46% | 81.48% | 88.05% |
| 20 Commercial | 8 | 11 | -27.27% | \$3,722,296. | \$6,745,000. | -44.81% | 98.71% | 96.24% |
| 21 Land | 2 | 9 | -77.78% | \$1,223,000. | \$5,694,900. | -78.52% | 84.52% | 90.61% |
| 22 Leases | 11 | 5 | 120.00% | \$145,778.76 | \$693,834. | -78.99% | 97.27% | 98.31% |
| 23 IC&I TOTAL | 32 | 37 | -13.51% | \$12,723,475. | \$16,866,734. | -24.56% | 90.05% | 92.16% |
| 24 GRAND TOTAL | 878 | 1427 | -38.47% | \$283,058,080. | \$461,097,696. | -38.61% | 91.72% | 95.36% |

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 | \$415,937.50 | \$1,038,333.31 | -59.94% | \$391,750. | \$700,000. | -44.04% | 109 | 95 | 14.74% |
| 2 Duplex | \$0. | \$0. | 0.00% | \$0. | \$0. | 0.00% | 0 | 0 | 0.00% |
| 3 Mobile Home | \$90,183.33 | \$67,300. | 34.00% | \$80,500. | \$58,750. | 37.02% | 188 | 24 | 683.33% |
| 4 Recreational | \$345,000. | \$0. | 0.00% | \$345,000. | \$0. | 0.00% | 278 | 0 | 0.00% |
| 5 Residential | \$334,200. | \$384,677.15 | -13.12% | \$357,500. | \$360,000. | -0.69% | 122 | 84 | 45.24% |
| 6 Residential WF | \$0. | \$788,000. | 0.00% | \$0. | \$788,000. | 0.00% | 0 | 42 | 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 | \$240,000. | \$190,000. | 26.32% | \$240,000. | \$190,000. | 26.32% | 92 | 80 | 15.00% |
| 10 Townhouse | \$262,660. | \$400,000. | -34.33% | \$295,000. | \$350,000. | -15.71% | 108 | 38 | 184.21% |
| 11 RES. TOTAL | \$275,746.28 | \$415,001.84 | -33.56% | \$295,000. | \$352,500. | -16.31% | 137 | 73 | 87.67% |
| 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 | \$295,000. | \$176,633.32 | 67.01% | \$295,000. | \$145,000. | 103.45% | 150 | 72 | 108.33% |
| 15 Acreage WF | \$0. | \$217,500. | 0.00% | \$0. | \$217,500. | 0.00% | 0 | 854 | 0.00% |
| 16 Lots | \$29,900. | \$133,250. | -77.56% | \$29,900. | \$95,750. | -68.77% | 541 | 102 | 430.39% |
| 17 Lots WF | \$0. | \$0. | 0.00% | \$0. | \$0. | 0.00% | 0 | 0 | 0.00% |
| 18 LOTS TOTAL | \$206,633.32 | \$151,116.67 | 36.74% | \$190,000. | \$132,500. | 43.40% | 280 | 157 | 78.34% |
| 19 Business | \$0. | \$0. | 0.00% | \$0. | \$0. | 0.00% | 0 | 0 | 0.00% |
| 20 Commercial | \$0. | \$600,000. | 0.00% | \$0. | \$600,000. | 0.00% | 0 | 625 | 0.00% |
| 21 Land | \$0. | \$295,000. | 0.00% | \$0. | \$295,000. | 0.00% | 0 | 165 | 0.00% |
| 22 Leases | \$2,597.50 | \$0. | 0.00% | \$2,597.50 | \$0. | 0.00% | 378 | 0 | 0.00% |
| 23 IC&I TOTAL | \$2,597.50 | \$447,500. | -99.42% | \$2,597.50 | \$447,500. | -99.42% | 378 | 395 | -4.30% |
| 24 GRAND TOTAL | \$260,246.68 | \$369,389.71 | -29.55% | \$240,000. | \$305,750. | -21.50% | 158 | 97 | 62.89% |

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 = SH | | | | | | | | | |
| 1 Acreage/House | \$556,940.12 | \$547,747.31 | 1.68% | \$450,000. | \$452,500. | -0.55% | 97 | 117 | -17.09% |
| 2 Duplex | \$385,066.65 | \$378,900. | 1.63% | \$301,000. | \$325,000. | -7.38% | 56 | 93 | -39.78% |
| 3 Mobile Home | \$116,716.07 | \$95,336.93 | 22.42% | \$89,000. | \$76,900. | 15.73% | 80 | 61 | 31.15% |
| 4 Recreational | \$310,500. | \$442,833.34 | -29.88% | \$327,500. | \$344,750. | -5.00% | 87 | 81 | 7.41% |
| 5 Residential | \$363,500.43 | \$342,468.43 | 6.14% | \$365,000. | \$335,000. | 8.96% | 93 | 83 | 12.05% |
| 6 Residential WF | \$726,569.25 | \$901,267.81 | -19.38% | \$523,000. | \$890,000. | -41.24% | 129 | 112 | 15.18% |
| 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 | \$252,490.90 | \$228,479.25 | 10.51% | \$202,000. | \$203,900. | -0.93% | 74 | 146 | -49.32% |
| 10 Townhouse | \$339,846.71 | \$346,479.15 | -1.91% | \$325,000. | \$286,000. | 13.64% | 107 | 139 | -23.02% |
| 11 RES. TOTAL | \$349,232. | \$353,562.87 | -1.22% | \$340,000. | \$320,950. | 5.94% | 92 | 94 | -2.13% |
| 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 | \$305,800. | \$413,747.65 | -26.09% | \$234,000. | \$231,950. | 0.88% | 150 | 150 | 0.00% |
| 15 Acreage WF | \$985,000. | \$1,155,625. | -14.76% | \$985,000. | \$1,202,500. | -18.09% | 110 | 283 | -61.13% |
| 16 Lots | \$119,211.86 | \$116,352.61 | 2.46% | \$114,750. | \$100,000. | 14.75% | 114 | 108 | 5.56% |
| 17 Lots WF | \$393,257.15 | \$365,666.65 | 7.55% | \$399,000. | \$300,000. | 33.00% | 171 | 106 | 61.32% |
| 18 LOTS TOTAL | \$171,215.57 | \$195,348. | -12.35% | \$125,250. | \$118,000. | 6.14% | 123 | 119 | 3.36% |
| 19 Business | \$693,854.56 | \$311,083.34 | 123.04% | \$40,000. | \$315,000. | -87.30% | 207 | 189 | 9.52% |
| 20 Commercial | \$465,287. | \$613,181.81 | -24.12% | \$415,648. | \$701,000. | -40.71% | 228 | 284 | -19.72% |
| 21 Land | \$611,500. | \$632,766.68 | -3.36% | \$611,500. | \$810,000. | -24.51% | 120 | 288 | -58.33% |
| 22 Leases | \$13,252.61 | \$138,766.79 | -90.45% | \$80,460. | \$14,574 | 574614.31% | 239 | 96 | 148.96% |
| 23 IC&I TOTAL | \$397,608.59 | \$455,857.68 | -12.78% | \$123,000. | \$330,000. | -62.73% | 218 | 229 | -4.80% |
| 24 GRAND TOTAL | \$322,389.59 | \$323,123.81 | -0.23% | \$310,000. | \$279,900. | 10.75% | 103 | 104 | -0.96% |