

Shuswap Zone Monthly Statistics

November 2009

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 = 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%			

Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	63	\$19,556,600.	29	\$10,982,300.
Last Month	75	\$20,244,034.	40	\$12,836,234.
This Month Last Year	28	\$7,598,147.50	9	\$3,147,000.

Description	Total Listings Taken	Inventory
This Month	122	1329
Last Month	161	1452
This Month Last Year	147	1532

Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
Year = 2009	
Month = 11	
Area = SH	
7 Ratio of Sales vs. Inventory	4.74%
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8 Condo/Apt -- Sales	1
9 Condo/Apt -- New Listings	5
10 Condo/Apt -- Current Inventory	51
11 Condo/Apt -- Sell/Inv. Ratio	1.96%
12 Condo/Apt -- Days to Sell	450
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13 Condo/Townhouse -- Sales	5
14 Condo/Townhouse -- New Listings	10
15 Condo/Townhouse -- Current Inventory	87
16 Condo/Townhouse -- Sell/Inv. Ratio	5.75%
17 Condo/Townhouse -- Days to Sell	208
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18 Lots -- Sales	7
19 Lots -- New Listings	21
20 Lots -- Current Inventory	426
21 Lots -- Sell/Inv. Ratio	1.64%
22 Lots -- Days to Sell	149
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23 Residential -- Sales	29
24 Residential -- New Listings	42
25 Residential -- Current Inventory	292
26 Residential -- Sell/Inv. Ratio	9.93%
27 Residential -- Days to Sell	136
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28 Average House Price	\$378,700.
29 Median House Price	\$370,000.
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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	13	9	44.44%	233	282	-17.38%	142	152	-6.58%
2 Duplex	1	1	0.00%	21	38	-44.74%	18	21	-14.29%
3 Mobile Home	15	8	87.50%	160	183	-12.57%	75	75	0.00%
4 Recreational	2	1	100.00%	64	57	12.28%	36	19	89.47%
5 Residential	42	35	20.00%	735	1000	-26.50%	292	431	-32.25%
6 Residential WF	3	4	-25.00%	80	111	-27.93%	35	52	-32.69%
7 3/4-Plex	1	0	0.00%	4	4	0.00%	4	3	33.33%
8 Timeshare	0	0	0.00%	2	0	0.00%	2	0	0.00%
9 Apartment	5	40	-87.50%	97	137	-29.20%	51	87	-41.38%
10 Townhouse	10	11	-9.09%	163	218	-25.23%	87	113	-23.01%
11 RES. TOTAL	92	109	-15.60%	1559	2030	-23.20%	742	953	-22.14%
12 FARMS	2	1	100.00%	34	33	3.03%	39	31	25.81%
13 MULTIFAMILY	0	1	-100.00%	10	8	25.00%	8	7	14.29%
14 Acreage	3	4	-25.00%	99	128	-22.66%	87	93	-6.45%
15 Acreage WF	1	0	0.00%	32	24	33.33%	34	18	88.89%
16 Lots	16	24	-33.33%	318	429	-25.87%	287	278	3.24%
17 Lots WF	0	0	0.00%	42	59	-28.81%	18	21	-14.29%
18 LOTS TOTAL	21	28	-25.00%	505	649	-22.19%	426	410	3.90%
19 Business	1	4	-75.00%	37	65	-43.08%	40	57	-29.82%
20 Commercial	2	3	-33.33%	42	45	-6.67%	30	36	-16.67%
21 Land	1	0	0.00%	31	37	-16.22%	29	29	0.00%
22 Leases	2	1	100.00%	20	13	53.85%	14	9	55.56%
23 IC&I TOTAL	6	8	-25.00%	130	160	-18.75%	113	131	-13.74%
24 GRAND TOTAL	122	147	-17.01%	2239	2880	-22.26%	1329	1532	-13.25%

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%	\$2,298,000.	\$1,663,750.	38.12%	85.51%	82.25%
2 Duplex	2	0	0.00%	\$1,245,000.	\$0.	0.00%	73.32%	0.00%
3 Mobile Home	9	5	80.00%	\$758,000.	\$460,100.	64.75%	76.00%	85.72%
4 Recreational	1	1	0.00%	\$110,000.	\$345,000.	-68.12%	73.82%	43.13%
5 Residential	29	9	222.22%	\$10,982,300.	\$3,147,000.	248.98%	89.82%	85.51%
6 Residential WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	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	1	1	0.00%	\$173,500.	\$240,000.	-27.71%	81.07%	96.38%
10 Townhouse	5	4	25.00%	\$1,502,400.	\$1,119,800.	34.17%	92.93%	88.53%
11 RES. TOTAL	53	24	120.83%	\$17,069,200.	\$6,975,650.	144.70%	86.19%	84.20%
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	0	2	-100.00%	\$0.	\$590,000.	0.00%	0.00%	82.69%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	6	1	500.00%	\$563,900.	\$29,900.	1785.95%	89.10%	43.33%
17 Lots WF	1	0	0.00%	\$27,000.	\$0.	0.00%	54.10%	0.00%
18 LOTS TOTAL	7	3	133.33%	\$590,900.	\$619,900.	-4.68%	84.10%	69.57%
19 Business	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
20 Commercial	1	0	0.00%	\$1,625,000.	\$0.	0.00%	101.56%	0.00%
21 Land	1	0	0.00%	\$255,000.	\$0.	0.00%	92.72%	0.00%
22 Leases	1	1	0.00%	\$16,500.	\$2,597.50	535.23%	0.00%	0.00%
23 IC&I TOTAL	3	1	200.00%	\$1,896,500.	\$2,597.50	72912.51%	97.14%	0.00%
24 GRAND TOTAL	63	28	125.00%	\$19,556,600.	\$7,598,147.50	157.39%	86.31%	82.57%

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 = SH								
1 Acreage/House	65	63	3.17%	\$35,385,248.	\$35,373,048.	0.03%	88.61%	92.05%
2 Duplex	13	12	8.33%	\$6,486,209.	\$5,295,000.	22.50%	70.95%	95.01%
3 Mobile Home	79	83	-4.82%	\$6,923,301.	\$9,884,012.	-29.95%	81.04%	87.97%
4 Recreational	12	10	20.00%	\$3,078,720.	\$3,105,000.	-0.85%	82.66%	87.96%
5 Residential	344	365	-5.75%	\$113,936,808.	\$136,531,104.	-16.55%	90.35%	92.73%
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	25	20	25.00%	\$6,431,400.	\$4,636,900.	38.70%	88.84%	94.29%
10 Townhouse	56	57	-1.75%	\$15,485,300.	\$18,995,650.	-18.48%	89.53%	94.65%
11 RES. TOTAL	613	622	-1.45%	\$199,125,392.	\$222,926,112.	-10.68%	88.14%	92.08%
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	27	-18.52%	\$4,033,400.	\$8,097,400.	-50.19%	79.98%	86.64%
15 Acreage WF	2	1	100.00%	\$1,748,500.	\$985,000.	77.51%	100.56%	106.48%
16 Lots	45	117	-61.54%	\$6,104,050.	\$13,982,000.	-56.34%	81.79%	91.19%
17 Lots WF	6	7	-14.29%	\$1,661,000.	\$2,752,800.	-39.66%	87.85%	92.74%
18 LOTS TOTAL	75	152	-50.66%	\$13,546,950.	\$25,817,200.	-47.53%	82.25%	90.56%
19 Business	6	10	-40.00%	\$2,817,500.	\$4,532,400.	-37.84%	80.60%	79.63%
20 Commercial	11	6	83.33%	\$5,742,499.	\$3,088,296.	85.94%	82.11%	95.11%
21 Land	2	2	0.00%	\$521,000.	\$1,223,000.	-57.40%	85.59%	84.52%
22 Leases	5	11	-54.55%	\$193,750.06	\$145,778.76	32.91%	100.00%	97.27%
23 IC&I TOTAL	24	29	-17.24%	\$9,274,749.	\$8,989,475.	3.17%	82.89%	87.92%
24 GRAND TOTAL	713	806	-11.54%	\$222,897,104.	\$260,277,792.	-14.36%	87.36%	91.62%

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	\$383,000.	\$415,937.50	-7.92%	\$391,000.	\$391,750.	-0.19%	153	109	40.37%
2 Duplex	\$622,500.	\$0.	0.00%	\$622,500.	\$0.	0.00%	608	0	0.00%
3 Mobile Home	\$84,222.21	\$92,020.	-8.47%	\$70,000.	\$80,000.	-12.50%	165	224	-26.34%
4 Recreational	\$110,000.	\$345,000.	-68.12%	\$110,000.	\$345,000.	-68.12%	127	278	-54.32%
5 Residential	\$378,700.	\$349,666.65	8.30%	\$370,000.	\$360,000.	2.78%	136	105	29.52%
6 Residential WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	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	\$173,500.	\$240,000.	-27.71%	\$173,500.	\$240,000.	-27.71%	450	92	389.13%
10 Townhouse	\$300,480.	\$279,950.	7.33%	\$316,500.	\$297,500.	6.39%	208	132	57.58%
11 RES. TOTAL	\$322,060.37	\$290,652.09	10.81%	\$328,000.	\$315,000.	4.13%	173	141	22.70%
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	\$0.	\$295,000.	0.00%	\$0.	\$295,000.	0.00%	0	150	0.00%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$93,983.33	\$29,900.	214.33%	\$93,500.	\$29,900.	212.71%	149	541	-72.46%
17 Lots WF	\$27,000.	\$0.	0.00%	\$27,000.	\$0.	0.00%	153	0	0.00%
18 LOTS TOTAL	\$84,414.28	\$206,633.32	-59.15%	\$87,000.	\$190,000.	-54.21%	149	280	-46.79%
19 Business	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
20 Commercial	\$1,625,000.	\$0.	0.00%	\$1,625,000.	\$0.	0.00%	347	0	0.00%
21 Land	\$255,000.	\$0.	0.00%	\$255,000.	\$0.	0.00%	43	0	0.00%
22 Leases	\$16,500.	\$2,597.50	535.23%	\$16,500.	\$2,597.50	535.23%	104	378	-72.49%
23 IC&I TOTAL	\$632,166.68	\$2,597.50	24237.50%	\$255,000.	\$2,597.50	9717.13%	164	378	-56.61%
24 GRAND TOTAL	\$310,422.21	\$271,362.40	14.39%	\$320,000.	\$297,500.	7.56%	170	165	3.03%

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	\$544,388.43	\$561,477.	-3.04%	\$455,000.	\$450,000.	1.11%	126	100	26.00%
2 Duplex	\$498,939.12	\$441,250.	13.07%	\$539,000.	\$354,500.	52.05%	414	41	909.76%
3 Mobile Home	\$87,636.71	\$119,084.47	-26.41%	\$76,900.	\$95,000.	-19.05%	136	83	63.86%
4 Recreational	\$256,560.	\$310,500.	-17.37%	\$222,455.	\$327,500.	-32.07%	135	87	55.17%
5 Residential	\$331,211.65	\$374,057.81	-11.45%	\$322,500.	\$372,250.	-13.36%	125	93	34.41%
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	\$257,256.	\$231,845.	10.96%	\$184,000.	\$202,000.	-8.91%	148	77	92.21%
10 Townhouse	\$276,523.21	\$333,257.03	-17.02%	\$274,000.	\$325,000.	-15.69%	168	113	48.67%
11 RES. TOTAL	\$324,837.53	\$358,402.12	-9.37%	\$316,500.	\$350,000.	-9.57%	138	93	48.39%
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	\$299,903.71	-38.87%	\$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	\$135,645.56	\$119,504.27	13.51%	\$108,000.	\$115,000.	-6.09%	176	114	54.39%
17 Lots WF	\$276,833.34	\$393,257.15	-29.61%	\$191,250.	\$399,000.	-52.07%	102	171	-40.35%
18 LOTS TOTAL	\$180,626.	\$169,850.	6.34%	\$137,500.	\$125,250.	9.78%	184	123	49.59%
19 Business	\$469,583.34	\$453,240.	3.61%	\$148,750.	\$1,508,500.	-90.14%	285	218	30.73%
20 Commercial	\$522,045.37	\$514,716.	1.42%	\$267,500.	\$371,148.	-27.93%	176	211	-16.59%
21 Land	\$260,500.	\$611,500.	-57.40%	\$260,500.	\$611,500.	-57.40%	126	120	5.00%
22 Leases	\$38,750.01	\$13,252.61	192.40%	\$125,787.50	\$80,460.	56.34%	214	239	-10.46%
23 IC&I TOTAL	\$386,447.87	\$309,981.87	24.67%	\$266,750.	\$80,460.	231.53%	207	218	-5.05%
24 GRAND TOTAL	\$312,618.65	\$322,925.28	-3.19%	\$300,000.	\$315,000.	-4.76%	145	104	39.42%