

Central Zone Monthly Statistics

December 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 = December						
Area = Central Zone						
1 Units Listed	525	666	-21.17%	11397	13617	-16.30%
2 Units Sold	241	121	99.17%	3924	3773	4.00%
3 Sales Volume	\$108,745,576.	\$48,835,116.	122.68%	\$1,563,858,304.	\$1,607,451,008.	-2.71%
4 List/Sell Ratio	93.17%	87.49%		91.54%	94.35%	
5 Days to Sell	103	89	15.73%	101	78	29.49%
6 Active Listings	4071	4740	-14.11%			
Area = North Zone						
1 Units Listed	184	198	-7.07%	4278	4948	-13.54%
2 Units Sold	107	47	127.66%	1651	1500	10.07%
3 Sales Volume	\$35,524,800.	\$13,363,766.	165.83%	\$563,713,152.	\$559,911,360.	0.68%
4 List/Sell Ratio	92.21%	88.75%		90.73%	93.60%	
5 Days to Sell	146	85	71.76%	131	96	36.46%
6 Active Listings	1932	2093	-7.69%			
Area = Shuswap Zone						
1 Units Listed	81	81	0.00%	2320	2961	-21.65%
2 Units Sold	34	32	6.25%	752	838	-10.26%
3 Sales Volume	\$9,892,900.	\$8,316,476.	18.96%	\$234,630,720.	\$268,594,272.	-12.64%
4 List/Sell Ratio	85.93%	74.83%		87.15%	90.98%	
5 Days to Sell	199	141	41.13%	149	105	41.90%
6 Active Listings	1184	1370	-13.58%			
Area = Grand Total						
1 Units Listed	790	945	-16.40%	17995	21526	-16.40%
2 Units Sold	382	200	91.00%	6327	6111	3.53%
3 Sales Volume	\$154,163,280.	\$70,515,360.	118.62%	\$2,362,202,112.	\$2,435,956,736.	-3.03%
4 List/Sell Ratio	92.27%	85.74%		90.80%	93.70%	
5 Days to Sell	123	96	28.13%	114	86	32.56%
6 Active Listings	7187	8203	-12.39%			

Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	241	\$108,745,576.	109	\$51,177,100.
Last Month	324	\$118,385,128.	150	\$68,158,104.
This Month Last Year	121	\$48,835,116.	66	\$32,101,068.

Description	Total Listings Taken	Inventory
This Month	525	4071
Last Month	651	4559
This Month Last Year	666	4740

Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
Year = 2009	
Month = 12	
Area = CO	
7 Ratio of Sales vs. Inventory	5.92%
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8 Condo/Apt -- Sales	56
9 Condo/Apt -- New Listings	116
10 Condo/Apt -- Current Inventory	961
11 Condo/Apt -- Sell/Inv. Ratio	5.83%
12 Condo/Apt -- Days to Sell	85
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13 Condo/Townhouse -- Sales	30
14 Condo/Townhouse -- New Listings	72
15 Condo/Townhouse -- Current Inventory	355
16 Condo/Townhouse -- Sell/Inv. Ratio	8.45%
17 Condo/Townhouse -- Days to Sell	125
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18 Lots -- Sales	13
19 Lots -- New Listings	44
20 Lots -- Current Inventory	696
21 Lots -- Sell/Inv. Ratio	1.87%
22 Lots -- Days to Sell	197
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23 Residential -- Sales	109
24 Residential -- New Listings	180
25 Residential -- Current Inventory	1058
26 Residential -- Sell/Inv. Ratio	10.30%
27 Residential -- Days to Sell	86
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28 Average House Price	\$469,514.65
29 Median House Price	\$438,500.
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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 = CO									
1 Acreage/House	15	20	-25.00%	374	455	-17.80%	153	175	-12.57%
2 Duplex	15	12	25.00%	212	256	-17.19%	66	78	-15.38%
3 Mobile Home	26	17	52.94%	539	642	-16.04%	184	151	21.85%
4 Recreational	2	3	-33.33%	72	83	-13.25%	44	42	4.76%
5 Residential	180	241	-25.31%	4560	5595	-18.50%	1058	1534	-31.03%
6 Residential WF	4	16	-75.00%	156	183	-14.75%	78	81	-3.70%
7 3/4-Plex	1	0	0.00%	19	26	-26.92%	8	12	-33.33%
8 Timeshare	1	0	0.00%	7	16	-56.25%	2	9	-77.78%
9 Apartment	116	115	0.87%	2358	3018	-21.87%	961	1041	-7.68%
10 Townhouse	72	87	-17.24%	1219	1463	-16.68%	355	537	-33.89%
11 RES. TOTAL	432	511	-15.46%	9516	11737	-18.92%	2909	3660	-20.52%
12 FARMS	4	4	0.00%	111	121	-8.26%	65	60	8.33%
13 MULTIFAMILY	1	1	0.00%	27	19	42.11%	10	9	11.11%
14 Acreage	7	6	16.67%	144	185	-22.16%	108	98	10.20%
15 Acreage WF	1	1	0.00%	24	24	0.00%	12	15	-20.00%
16 Lots	33	94	-64.89%	867	817	6.12%	556	472	17.80%
17 Lots WF	2	1	100.00%	28	29	-3.45%	20	16	25.00%
18 LOTS TOTAL	44	103	-57.28%	1071	1061	0.94%	696	601	15.81%
19 Business	13	3	333.33%	107	125	-14.40%	69	74	-6.76%
20 Commercial	10	10	0.00%	134	203	-33.99%	89	125	-28.80%
21 Land	7	11	-36.36%	121	114	6.14%	60	56	7.14%
22 Leases	13	23	-43.48%	307	236	30.08%	172	155	10.97%
23 IC&I TOTAL	43	47	-8.51%	669	678	-1.33%	390	410	-4.88%
24 GRAND TOTAL	525	666	-21.17%	11397	13617	-16.30%	4071	4740	-14.11%

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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 = CO								
1 Acreage/House	5	0	0.00%	\$6,130,000.	\$0.	0.00%	87.95%	0.00%
2 Duplex	3	3	0.00%	\$872,000.	\$1,176,000.	-25.85%	95.53%	84.24%
3 Mobile Home	6	8	-25.00%	\$641,900.	\$784,000.	-18.12%	89.36%	84.42%
4 Recreational	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
5 Residential	109	66	65.15%	\$51,177,100.	\$32,101,068.	59.42%	94.33%	89.22%
6 Residential WF	5	2	150.00%	\$10,732,000.	\$2,729,000.	293.26%	87.16%	89.79%
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	56	22	154.55%	\$12,992,690.	\$6,346,900.	104.71%	95.34%	84.80%
10 Townhouse	30	15	100.00%	\$11,153,376.	\$4,754,500.	134.59%	91.64%	88.00%
11 RES. TOTAL	214	116	84.48%	\$93,699,064.	\$47,891,468.	95.65%	93.78%	87.77%
12 FARMS	1	0	0.00%	\$1,725,000.	\$0.	0.00%	91.02%	0.00%
13 MULTIFAMILY	1	0	0.00%	\$750,000.	\$0.	0.00%	96.27%	0.00%
14 Acreage	4	1	300.00%	\$1,325,750.	\$400,000.	231.44%	89.19%	76.19%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	9	0	0.00%	\$2,290,804.	\$0.	0.00%	89.19%	0.00%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	13	1	1200.00%	\$3,616,554.	\$400,000.	804.14%	89.19%	76.19%
19 Business	3	1	200.00%	\$135,000.	\$165,000.	-18.18%	83.41%	57.89%
20 Commercial	4	1	300.00%	\$2,187,500.	\$351,850.	521.71%	80.15%	95.38%
21 Land	2	0	0.00%	\$6,440,000.	\$0.	0.00%	94.26%	0.00%
22 Leases	3	2	50.00%	\$192,460.	\$26,797.66	618.20%	0.00%	0.00%
23 IC&I TOTAL	12	4	200.00%	\$8,954,960.	\$543,647.68	1547.20%	84.37%	76.63%
24 GRAND TOTAL	241	121	99.17%	\$108,745,576.	\$48,835,116.	122.68%	93.17%	87.49%

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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 = CO								
1 Acreage/House	74	70	5.71%	\$58,591,176.	\$69,660,400.	-15.89%	90.12%	91.07%
2 Duplex	91	96	-5.21%	\$30,569,416.	\$37,208,040.	-17.84%	93.23%	95.12%
3 Mobile Home	171	246	-30.49%	\$17,030,300.	\$28,985,456.	-41.25%	85.39%	89.75%
4 Recreational	10	8	25.00%	\$2,699,000.	\$1,812,562.	48.91%	85.18%	91.94%
5 Residential	1943	1759	10.46%	\$893,930,432.	\$888,746,624.	0.58%	92.69%	94.91%
6 Residential WF	31	26	19.23%	\$66,086,500.	\$60,399,500.	9.42%	81.38%	91.50%
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	769	815	-5.64%	\$196,270,768.	\$234,510,192.	-16.31%	91.39%	94.63%
10 Townhouse	562	421	33.49%	\$197,097,408.	\$161,111,344.	22.34%	92.33%	95.15%
11 RES. TOTAL	3660	3445	6.24%	\$1,465,648,512.	\$1,483,721,088.	-1.22%	91.87%	94.39%
12 FARMS	15	8	87.50%	\$12,290,000.	\$8,960,000.	37.17%	87.30%	88.74%
13 MULTIFAMILY	4	1	300.00%	\$2,321,300.	\$860,000.	169.92%	93.53%	98.28%
14 Acreage	22	23	-4.35%	\$7,981,050.	\$13,397,050.	-40.43%	77.69%	91.70%
15 Acreage WF	2	2	0.00%	\$470,000.	\$2,150,000.	-78.14%	81.51%	91.17%
16 Lots	103	130	-20.77%	\$23,262,998.	\$30,713,954.	-24.26%	87.84%	95.56%
17 Lots WF	0	1	-100.00%	\$0.	\$1,700,000.	0.00%	0.00%	94.44%
18 LOTS TOTAL	128	157	-18.47%	\$32,442,748.	\$48,631,004.	-33.29%	86.02%	94.86%
19 Business	16	25	-36.00%	\$2,585,157.	\$5,370,700.	-51.87%	70.31%	76.85%
20 Commercial	28	32	-12.50%	\$13,454,250.	\$25,558,480.	-47.36%	88.78%	104.71%
21 Land	6	20	-70.00%	\$27,260,000.	\$25,828,750.	5.54%	88.35%	90.88%
22 Leases	67	85	-21.18%	\$7,856,343.	\$8,520,934.	-7.80%	0.00%	96.83%
23 IC&I TOTAL	117	162	-27.78%	\$51,155,752.	\$65,278,864.	-21.64%	82.70%	92.25%
24 GRAND TOTAL	3924	3773	4.00%	\$1,563,858,304.	\$1,607,451,008.	-2.71%	91.54%	94.35%

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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 = CO									
1 Acreage/House	\$1,226,000.	\$0.	0.00%	\$640,000.	\$0.	0.00%	86	0	0.00%
2 Duplex	\$290,666.65	\$392,000.	-25.85%	\$275,000.	\$415,000.	-33.73%	69	71	-2.82%
3 Mobile Home	\$106,983.33	\$98,000.	9.17%	\$108,950.	\$82,500.	32.06%	51	95	-46.32%
4 Recreational	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
5 Residential	\$469,514.65	\$486,379.81	-3.47%	\$438,500.	\$427,500.	2.57%	86	85	1.18%
6 Residential WF	\$2,146,400.	\$1,364,500.	57.30%	\$1,650,000.	\$1,364,500.	20.92%	132	112	17.86%
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	\$232,012.32	\$288,495.46	-19.58%	\$226,750.	\$223,000.	1.68%	85	92	-7.61%
10 Townhouse	\$371,779.21	\$316,966.65	17.29%	\$339,500.	\$305,000.	11.31%	125	96	30.21%
11 RES. TOTAL	\$437,846.09	\$412,857.46	6.05%	\$365,000.	\$378,000.	-3.44%	91	89	2.25%
12 FARMS	\$1,725,000.	\$0.	0.00%	\$1,725,000.	\$0.	0.00%	57	0	0.00%
13 MULTIFAMILY	\$750,000.	\$0.	0.00%	\$750,000.	\$0.	0.00%	116	0	0.00%
14 Acreage	\$331,437.50	\$400,000.	-17.14%	\$310,875.	\$400,000.	-22.28%	267	35	662.86%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$254,533.78	\$0.	0.00%	\$215,000.	\$0.	0.00%	166	0	0.00%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$278,196.46	\$400,000.	-30.45%	\$263,900.	\$400,000.	-34.03%	197	35	462.86%
19 Business	\$45,000.	\$165,000.	-72.73%	\$35,000.	\$165,000.	-78.79%	204	235	-13.19%
20 Commercial	\$546,875.	\$351,850.	55.43%	\$385,000.	\$351,850.	9.42%	302	76	297.37%
21 Land	\$3,220,000.	\$0.	0.00%	\$3,220,000.	\$0.	0.00%	222	0	0.00%
22 Leases	\$64,153.33	\$13,398.83	378.80%	\$69,905.	\$13,398.83	421.72%	88	58	51.72%
23 IC&I TOTAL	\$746,246.68	\$135,911.92	449.07%	\$121,250.	\$92,398.83	31.22%	210	107	96.26%
24 GRAND TOTAL	\$451,226.46	\$403,596.	11.80%	\$345,000.	\$372,500.	-7.38%	103	89	15.73%

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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 = CO									
1 Acreage/House	\$791,772.62	\$995,148.56	-20.44%	\$645,000.	\$749,950.	-13.99%	120	95	26.32%
2 Duplex	\$335,927.65	\$387,583.71	-13.33%	\$322,000.	\$359,000.	-10.31%	80	60	33.33%
3 Mobile Home	\$99,592.39	\$117,827.05	-15.48%	\$85,000.	\$109,250.	-22.20%	101	73	38.36%
4 Recreational	\$269,900.	\$226,570.25	19.12%	\$268,500.	\$187,031.	43.56%	305	162	88.27%
5 Residential	\$460,077.43	\$505,256.75	-8.94%	\$425,000.	\$473,000.	-10.15%	87	65	33.85%
6 Residential WF	\$2,131,822.50	\$2,323,057.75	-8.23%	\$1,750,000.	\$1,875,000.	-6.67%	153	108	41.67%
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	\$255,228.57	\$287,742.56	-11.30%	\$238,000.	\$260,000.	-8.46%	104	71	46.48%
10 Townhouse	\$350,707.12	\$382,687.28	-8.36%	\$330,000.	\$357,000.	-7.56%	105	75	40.00%
11 RES. TOTAL	\$400,450.40	\$430,688.28	-7.02%	\$367,000.	\$396,000.	-7.32%	96	69	39.13%
12 FARMS	\$819,333.31	\$1,120,000.	-26.85%	\$599,000.	\$1,167,500.	-48.69%	118	172	-31.40%
13 MULTIFAMILY	\$580,325.	\$860,000.	-32.52%	\$612,200.	\$860,000.	-28.81%	63	28	125.00%
14 Acreage	\$362,775.	\$582,480.43	-37.72%	\$244,500.	\$480,000.	-49.06%	249	124	100.81%
15 Acreage WF	\$235,000.	\$1,075,000.	-78.14%	\$235,000.	\$1,075,000.	-78.14%	194	221	-12.22%
16 Lots	\$225,854.35	\$236,261.17	-4.40%	\$217,500.	\$211,000.	3.08%	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	\$253,458.96	\$309,751.62	-18.17%	\$220,000.	\$235,000.	-6.38%	179	132	35.61%
19 Business	\$161,572.31	\$214,828.	-24.79%	\$22,500.	\$170,000.	-86.76%	236	182	29.67%
20 Commercial	\$480,508.93	\$798,702.43	-39.84%	\$1,417,500.	\$1,235,000.	14.78%	180	120	50.00%
21 Land	\$4,543,333.50	\$1,291,437.50	251.80%	\$2,775,000.	\$962,500.	188.31%	264	448	-41.07%
22 Leases	\$117,258.85	\$100,246.28	16.97%	\$80,960.	\$97,200.	-16.71%	151	195	-22.56%
23 IC&I TOTAL	\$437,228.62	\$402,955.93	8.51%	\$130,569.	\$140,984.	-7.39%	175	209	-16.27%
24 GRAND TOTAL	\$398,536.78	\$426,040.56	-6.46%	\$360,000.	\$389,000.	-7.46%	101	78	29.49%

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