

# **Shuswap Zone Monthly Statistics**

December 2007

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
<b>Year = 2007</b>						
<b>Month = December</b>						
<b>Area = Central Zone</b>						
1 Units Listed	555	342	62.28%	10887	9025	20.63%
2 Units Sold	277	229	20.96%	6192	5457	13.47%
3 Sales Volume	\$109,994,672.	\$86,990,176.	26.44%	\$2,526,107,904.	\$1,881,057,536.	34.29%
4 List/Sell Ratio	95.61%	95.04%		96.42%	96.17%	
5 Days to Sell	81	85	-4.71%	69	72	-4.17%
6 Active Listings	2948	2549	15.65%			
<b>Area = North Zone</b>						
1 Units Listed	136	145	-6.21%	4352	4269	1.94%
2 Units Sold	89	86	3.49%	2534	2544	-0.39%
3 Sales Volume	\$28,922,138.	\$28,072,050.	3.03%	\$876,472,192.	\$725,589,120.	20.79%
4 List/Sell Ratio	95.08%	94.68%		96.32%	95.88%	
5 Days to Sell	110	100	10.00%	85	80	6.25%
6 Active Listings	1370	1320	3.79%			
<b>Area = Shuswap Zone</b>						
1 Units Listed	75	58	29.31%	2616	2268	15.34%
2 Units Sold	57	54	5.56%	1485	1387	7.07%
3 Sales Volume	\$18,813,606.	\$11,447,773.	64.34%	\$480,225,792.	\$340,856,032.	40.89%
4 List/Sell Ratio	93.91%	93.83%		95.31%	94.65%	
5 Days to Sell	107	130	-17.69%	104	105	-0.95%
6 Active Listings	888	738	20.33%			
<b>Area = Grand Total</b>						
1 Units Listed	766	545	40.55%	17855	15562	14.73%
2 Units Sold	423	369	14.63%	10211	9388	8.77%
3 Sales Volume	\$157,730,416.	\$126,510,000.	24.68%	\$3,882,806,016.	\$2,947,502,592.	31.73%
4 List/Sell Ratio	95.27%	94.78%		96.23%	95.86%	
5 Days to Sell	91	95	-4.21%	78	79	-1.27%
6 Active Listings	5206	4607	13.00%			

# Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	57	\$18,813,606.	21	\$7,381,400.
Last Month	68	\$25,118,500.	35	\$13,463,700.
This Month Last Year	54	\$11,447,773.	20	\$5,247,400.

Description	Total Listings Taken	Inventory
This Month	75	888
Last Month	162	992
This Month Last Year	58	738

# Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
<b>Year = 2007</b>	
<b>Month = 12</b>	
<b>Area = SH</b>	
7 Ratio of Sales vs. Inventory	6.42%
8 Condo/Apt -- Sales	6
9 Condo/Apt -- New Listings	2
10 Condo/Apt -- Current Inventory	85
11 Condo/Apt -- Sell/Inv. Ratio	7.06%
12 Condo/Apt -- Days to Sell	91
13 Condo/Townhouse -- Sales	4
14 Condo/Townhouse -- New Listings	2
15 Condo/Townhouse -- Current Inventory	35
16 Condo/Townhouse -- Sell/Inv. Ratio	11.43%
17 Condo/Townhouse -- Days to Sell	96
18 Lots -- Sales	14
19 Lots -- New Listings	19
20 Lots -- Current Inventory	237
21 Lots -- Sell/Inv. Ratio	5.91%
22 Lots -- Days to Sell	108
23 Residential -- Sales	21
24 Residential -- New Listings	21
25 Residential -- Current Inventory	188
26 Residential -- Sell/Inv. Ratio	11.17%
27 Residential -- Days to Sell	65
28 Average House Price	\$351,495.25
29 Median House Price	\$365,000.

## 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%
<b>Zone = SH</b>									
1 Acreage/House	10	5	100.00%	262	231	13.42%	94	71	32.39%
2 Duplex	0	0	0.00%	10	16	-37.50%	3	5	-40.00%
3 Mobile Home	5	8	-37.50%	182	163	11.66%	35	36	-2.78%
4 Recreational	1	1	0.00%	67	41	63.41%	19	8	137.50%
5 Residential	21	13	61.54%	878	848	3.54%	188	196	-4.08%
6 Residential WF	3	2	50.00%	102	91	12.09%	54	48	12.50%
7 3/4-Plex	0	0	0.00%	10	1	900.00%	3	0	0.00%
8 Timeshare	0	0	0.00%	0	2	-100.00%	0	1	-100.00%
9 Apartment	2	6	-66.67%	129	62	108.06%	85	24	254.17%
10 Townhouse	2	3	-33.33%	165	113	46.02%	35	51	-31.37%
11 RES. TOTAL	44	38	15.79%	1805	1568	15.11%	516	440	17.27%
12 FARMS	1	1	0.00%	42	35	20.00%	21	21	0.00%
13 MULTIFAMILY	0	0	0.00%	7	9	-22.22%	3	5	-40.00%
14 Acreage	5	7	-28.57%	134	123	8.94%	66	68	-2.94%
15 Acreage WF	0	0	0.00%	12	17	-29.41%	5	11	-54.55%
16 Lots	14	4	250.00%	420	328	28.05%	157	87	80.46%
17 Lots WF	0	0	0.00%	23	20	15.00%	9	8	12.50%
18 LOTS TOTAL	19	11	72.73%	591	491	20.37%	237	174	36.21%
19 Business	5	2	150.00%	64	81	-20.99%	39	43	-9.30%
20 Commercial	1	3	-66.67%	44	41	7.32%	32	22	45.45%
21 Land	3	0	0.00%	43	23	86.96%	27	20	35.00%
22 Leases	2	3	-33.33%	20	20	0.00%	13	13	0.00%
23 IC&I TOTAL	11	8	37.50%	171	165	3.64%	111	98	13.27%
24 GRAND TOTAL	75	58	29.31%	2616	2268	15.34%	888	738	20.33%

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

## 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
<b>Area = SH</b>								
1 Acreage/House	6	6	0.00%	\$2,788,000.	\$2,030,950.	37.28%	92.39%	92.79%
2 Duplex	2	0	0.00%	\$555,000.	\$0.	0.00%	91.41%	0.00%
3 Mobile Home	0	3	-100.00%	\$0.	\$122,000.	0.00%	0.00%	81.78%
4 Recreational	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
5 Residential	21	20	5.00%	\$7,381,400.	\$5,247,400.	40.67%	92.34%	94.69%
6 Residential WF	0	2	-100.00%	\$0.	\$900,000.	0.00%	0.00%	93.17%
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	6	3	100.00%	\$2,352,570.	\$625,000.	276.41%	97.75%	92.82%
10 Townhouse	4	3	33.33%	\$1,523,000.	\$518,900.	193.51%	94.66%	93.98%
11 RES. TOTAL	39	37	5.41%	\$14,599,970.	\$9,444,250.	54.59%	93.37%	93.04%
12 FARMS	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
13 MULTIFAMILY	0	1	-100.00%	\$0.	\$322,000.	0.00%	0.00%	97.87%
14 Acreage	4	3	33.33%	\$1,932,500.	\$455,000.	324.73%	89.59%	91.55%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	10	11	-9.09%	\$1,478,000.	\$1,226,500.	20.51%	98.35%	95.62%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	14	14	0.00%	\$3,410,500.	\$1,681,500.	102.82%	95.85%	94.75%
19 Business	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
20 Commercial	1	0	0.00%	\$253,500.	\$0.	0.00%	95.69%	0.00%
21 Land	1	0	0.00%	\$525,000.	\$0.	0.00%	95.62%	0.00%
22 Leases	2	2	0.00%	\$24,636.34	\$23.	107014.56%	84.61%	100.00%
23 IC&I TOTAL	4	2	100.00%	\$803,136.37	\$23.	3491797.27%	91.97%	100.00%
24 GRAND TOTAL	57	54	5.56%	\$18,813,606.	\$11,447,773.	64.34%	93.91%	93.83%

## 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
<b>Area = SH</b>								
1 Acreage/House	142	111	27.93%	\$77,281,632.	\$44,510,288.	73.63%	94.19%	93.88%
2 Duplex	7	9	-22.22%	\$2,449,500.	\$1,282,500.	90.99%	91.82%	85.58%
3 Mobile Home	129	129	0.00%	\$12,298,465.	\$7,268,850.	69.19%	92.54%	90.00%
4 Recreational	18	29	-37.93%	\$7,971,000.	\$8,221,900.	-3.05%	94.66%	90.12%
5 Residential	595	514	15.76%	\$203,930,304.	\$141,125,104.	44.50%	95.84%	94.68%
6 Residential WF	34	43	-20.93%	\$30,643,104.	\$28,070,800.	9.16%	90.49%	93.73%
7 3/4-Plex	6	1	500.00%	\$2,334,500.	\$158,000.	1377.53%	95.47%	98.13%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	59	47	25.53%	\$14,461,970.	\$11,819,004.	22.36%	97.78%	99.20%
10 Townhouse	100	74	35.14%	\$34,785,000.	\$19,302,756.	80.21%	97.32%	102.41%
11 RES. TOTAL	1090	957	13.90%	\$386,155,488.	\$261,759,200.	47.52%	95.26%	94.51%
12 FARMS	11	6	83.33%	\$7,866,000.	\$5,635,000.	39.59%	93.89%	89.29%
13 MULTIFAMILY	3	8	-62.50%	\$1,440,500.	\$3,953,000.	-63.56%	100.37%	95.33%
14 Acreage	68	70	-2.86%	\$28,412,350.	\$11,801,700.	140.75%	94.79%	95.80%
15 Acreage WF	4	2	100.00%	\$4,622,500.	\$930,000.	397.04%	90.09%	86.25%
16 Lots	257	280	-8.21%	\$30,217,098.	\$22,830,900.	32.35%	96.21%	95.81%
17 Lots WF	9	9	0.00%	\$3,291,000.	\$2,215,000.	48.58%	95.70%	98.17%
18 LOTS TOTAL	340	362	-6.08%	\$67,093,948.	\$37,861,600.	77.21%	95.82%	95.81%
19 Business	12	18	-33.33%	\$3,733,000.	\$13,876,000.	-73.10%	88.05%	87.61%
20 Commercial	12	20	-40.00%	\$6,998,500.	\$9,287,500.	-24.65%	96.20%	86.92%
21 Land	10	12	-16.67%	\$6,219,900.	\$8,426,000.	-26.18%	91.11%	94.83%
22 Leases	7	4	75.00%	\$718,470.37	\$57,723.	1144.69%	94.88%	100.00%
23 IC&I TOTAL	41	54	-24.07%	\$17,669,870.	\$31,647,224.	-44.17%	92.15%	89.68%
24 GRAND TOTAL	1485	1387	7.07%	\$480,225,792.	\$340,856,032.	40.89%	95.31%	94.65%

**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 %
<b>Area = SH</b>									
1 Acreage/House	\$464,666.65	\$338,491.65	37.28%	\$490,000.	\$268,750.	82.33%	161	125	28.80%
2 Duplex	\$277,500.	\$0.	0.00%	\$277,500.	\$0.	0.00%	111	0	0.00%
3 Mobile Home	\$0.	\$40,666.66	0.00%	\$0.	\$36,000.	0.00%	0	124	0.00%
4 Recreational	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
5 Residential	\$351,495.25	\$262,370.	33.97%	\$365,000.	\$264,750.	37.87%	65	128	-49.22%
6 Residential WF	\$0.	\$450,000.	0.00%	\$0.	\$450,000.	0.00%	0	123	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	\$392,095.	\$208,333.32	88.21%	\$470,285.	\$137,500.	242.03%	91	154	-40.91%
10 Townhouse	\$380,750.	\$172,966.67	120.13%	\$288,500.	\$146,500.	96.93%	96	114	-15.79%
11 RES. TOTAL	\$374,358.21	\$255,250.	46.66%	\$369,000.	\$250,000.	47.60%	89	128	-30.47%
12 FARMS	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
13 MULTIFAMILY	\$0.	\$322,000.	0.00%	\$0.	\$322,000.	0.00%	0	105	0.00%
14 Acreage	\$483,125.	\$151,666.67	218.54%	\$261,250.	\$135,000.	93.52%	87	71	22.54%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$147,800.	\$111,500.	32.56%	\$114,000.	\$133,000.	-14.29%	117	151	-22.52%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$243,607.14	\$120,107.14	102.82%	\$182,500.	\$134,000.	36.19%	108	133	-18.80%
19 Business	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
20 Commercial	\$253,500.	\$0.	0.00%	\$253,500.	\$0.	0.00%	405	0	0.00%
21 Land	\$525,000.	\$0.	0.00%	\$525,000.	\$0.	0.00%	521	0	0.00%
22 Leases	\$12,318.17	\$11.50	107014.56%	\$12,318.17	\$11.50	107014.56%	79	174	-54.60%
23 IC&I TOTAL	\$200,784.09	\$11.50	1745848.63%	\$139,062.67	\$11.50	1209140.63%	271	174	55.75%
24 GRAND TOTAL	\$330,063.28	\$211,995.79	55.69%	\$324,000.	\$204,500.	58.44%	107	130	-17.69%

Totals include variables in any given month, due to preceding month's collapsed sales and deleted listings. e &amp; 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%
<b>Area = SH</b>									
1 Acreage/House	\$544,236.87	\$400,993.59	35.72%	\$457,500.	\$360,000.	27.08%	119	110	8.18%
2 Duplex	\$349,928.56	\$142,500.	145.56%	\$325,000.	\$114,500.	183.84%	98	115	-14.78%
3 Mobile Home	\$95,336.93	\$56,347.67	69.19%	\$76,900.	\$46,900.	63.97%	61	66	-7.58%
4 Recreational	\$442,833.34	\$283,513.78	56.19%	\$344,750.	\$199,000.	73.24%	81	101	-19.80%
5 Residential	\$342,740.03	\$274,562.43	24.83%	\$335,000.	\$275,000.	21.82%	82	73	12.33%
6 Residential WF	\$901,267.81	\$652,809.31	38.06%	\$890,000.	\$599,900.	48.36%	112	131	-14.50%
7 3/4-Plex	\$389,083.34	\$158,000.	146.26%	\$401,250.	\$158,000.	153.96%	35	116	-69.83%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$245,118.14	\$251,468.17	-2.53%	\$207,500.	\$236,900.	-12.41%	140	103	35.92%
10 Townhouse	\$347,850.	\$260,848.06	33.35%	\$286,000.	\$237,000.	20.68%	137	168	-18.45%
11 RES. TOTAL	\$354,271.09	\$273,520.59	29.52%	\$324,500.	\$254,000.	27.76%	93	89	4.49%
12 FARMS	\$715,090.93	\$939,166.68	-23.86%	\$535,000.	\$920,000.	-41.85%	158	147	7.48%
13 MULTIFAMILY	\$480,166.65	\$494,125.	-2.82%	\$483,000.	\$860,000.	-43.84%	275	279	-1.43%
14 Acreage	\$417,828.68	\$168,595.71	147.83%	\$231,950.	\$143,500.	61.64%	146	141	3.55%
15 Acreage WF	\$1,155,625.	\$465,000.	148.52%	\$1,202,500.	\$465,000.	158.60%	283	175	61.71%
16 Lots	\$117,576.25	\$81,538.92	44.20%	\$101,160.	\$80,000.	26.45%	108	109	-0.92%
17 Lots WF	\$365,666.65	\$246,111.10	48.58%	\$300,000.	\$219,000.	36.99%	106	182	-41.76%
18 LOTS TOTAL	\$197,335.14	\$104,590.05	88.67%	\$119,000.	\$87,000.	36.78%	118	117	0.85%
19 Business	\$311,083.34	\$770,888.87	-59.65%	\$529,500.	\$146,000.	262.67%	189	162	16.67%
20 Commercial	\$583,208.31	\$464,375.	25.59%	\$869,750.	\$304,000.	186.10%	294	308	-4.55%
21 Land	\$621,990.	\$702,166.68	-11.42%	\$427,500.	\$275,000.	55.45%	312	371	-15.90%
22 Leases	\$102,638.62	\$14,430.75	611.25%	\$23,813.50	\$27,506.	-13.42%	91	259	-64.86%
23 IC&I TOTAL	\$430,972.43	\$586,059.68	-26.46%	\$325,000.	\$290,750.	11.78%	233	270	-13.70%
24 GRAND TOTAL	\$323,384.37	\$245,750.56	31.59%	\$281,000.	\$209,000.	34.45%	104	105	-0.95%

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