

Shuswap Zone Monthly Statistics

December 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 = December						
Area = Central Zone						
1 Units Listed	665	555	19.82%	13616	10887	25.07%
2 Units Sold	120	281	-57.30%	3773	6196	-39.11%
3 Sales Volume	\$48,685,116.	\$111,836,568.	-56.47%	\$1,607,681,024.	\$2,532,709,376.	-36.52%
4 List/Sell Ratio	87.72%	95.62%		94.36%	96.45%	
5 Days to Sell	89	81	9.88%	78	69	13.04%
6 Active Listings	4740	2948	60.79%			
Area = North Zone						
1 Units Listed	198	136	45.59%	4958	4352	13.92%
2 Units Sold	47	91	-48.35%	1502	2527	-40.56%
3 Sales Volume	\$13,363,766.	\$31,089,138.	-57.01%	\$562,405,376.	\$873,414,016.	-35.61%
4 List/Sell Ratio	88.75%	94.89%		93.57%	96.30%	
5 Days to Sell	85	110	-22.73%	96	85	12.94%
6 Active Listings	2093	1370	52.77%			
Area = Shuswap Zone						
1 Units Listed	85	75	13.33%	3165	2616	20.99%
2 Units Sold	38	53	-28.30%	914	1480	-38.24%
3 Sales Volume	\$10,343,476.	\$16,793,036.	-38.41%	\$289,836,544.	\$477,890,720.	-39.35%
4 List/Sell Ratio	76.74%	93.46%		91.08%	95.30%	
5 Days to Sell	134	108	24.07%	104	104	0.00%
6 Active Listings	1370	888	54.28%			
Area = Grand Total						
1 Units Listed	948	766	23.76%	21739	17855	21.75%
2 Units Sold	205	425	-51.76%	6189	10203	-39.34%
3 Sales Volume	\$72,392,360.	\$159,718,736.	-54.68%	\$2,459,922,944.	\$3,884,014,080.	-36.67%
4 List/Sell Ratio	85.90%	95.19%		93.68%	96.25%	
5 Days to Sell	96	91	5.49%	86	78	10.26%
6 Active Listings	8203	5206	57.57%			

Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	38	\$10,343,476.	16	\$5,193,076.
Last Month	31	\$8,067,647.50	10	\$3,342,000.
This Month Last Year	53	\$16,793,036.	21	\$7,381,400.

Description	Total Listings Taken	Inventory
This Month	85	1370
Last Month	150	1532
This Month Last Year	75	888

Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
Year = 2008	
Month = 12	
Area = SH	
7 Ratio of Sales vs. Inventory	2.77%
8 Condo/Apt -- Sales	1
9 Condo/Apt -- New Listings	9
10 Condo/Apt -- Current Inventory	87
11 Condo/Apt -- Sell/Inv. Ratio	1.15%
12 Condo/Apt -- Days to Sell	103
13 Condo/Townhouse -- Sales	12
14 Condo/Townhouse -- New Listings	5
15 Condo/Townhouse -- Current Inventory	87
16 Condo/Townhouse -- Sell/Inv. Ratio	13.79%
17 Condo/Townhouse -- Days to Sell	173
18 Lots -- Sales	1
19 Lots -- New Listings	16
20 Lots -- Current Inventory	375
21 Lots -- Sell/Inv. Ratio	0.27%
22 Lots -- Days to Sell	119
23 Residential -- Sales	16
24 Residential -- New Listings	26
25 Residential -- Current Inventory	365
26 Residential -- Sell/Inv. Ratio	4.38%
27 Residential -- Days to Sell	135
28 Average House Price	\$324,567.25
29 Median House Price	\$322,500.
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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 = SH									
1 Acreage/House	6	9	-33.33%	295	260	13.46%	137	94	45.74%
2 Duplex	1	0	0.00%	42	10	320.00%	21	3	600.00%
3 Mobile Home	8	5	60.00%	219	182	20.33%	69	35	97.14%
4 Recreational	0	0	0.00%	56	64	-12.50%	17	19	-10.53%
5 Residential	26	22	18.18%	1136	875	29.83%	365	188	94.15%
6 Residential WF	0	3	-100.00%	118	106	11.32%	45	54	-16.67%
7 3/4-Plex	0	0	0.00%	4	10	-60.00%	3	3	0.00%
8 Timeshare	2	0	0.00%	2	0	0.00%	2	0	0.00%
9 Apartment	9	2	350.00%	151	129	17.05%	87	85	2.35%
10 Townhouse	5	2	150.00%	231	164	40.85%	87	35	148.57%
11 RES. TOTAL	57	43	32.56%	2254	1800	25.22%	833	516	61.43%
12 FARMS	1	1	0.00%	45	42	7.14%	28	21	33.33%
13 MULTIFAMILY	1	0	0.00%	9	7	28.57%	8	3	166.67%
14 Acreage	1	5	-80.00%	136	136	0.00%	81	66	22.73%
15 Acreage WF	0	0	0.00%	26	12	116.67%	15	5	200.00%
16 Lots	15	15	0.00%	452	423	6.86%	261	157	66.24%
17 Lots WF	0	0	0.00%	60	23	160.87%	18	9	100.00%
18 LOTS TOTAL	16	20	-20.00%	684	596	14.77%	375	237	58.23%
19 Business	2	5	-60.00%	69	68	1.47%	51	39	30.77%
20 Commercial	2	1	100.00%	48	41	17.07%	35	32	9.38%
21 Land	6	3	100.00%	43	43	0.00%	32	27	18.52%
22 Leases	0	2	-100.00%	13	19	-31.58%	8	13	-38.46%
23 IC&I TOTAL	10	11	-9.09%	173	171	1.17%	126	111	13.51%
24 GRAND TOTAL	85	75	13.33%	3165	2616	20.99%	1370	888	54.28%

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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 = SH								
1 Acreage/House	4	6	-33.33%	\$1,980,000.	\$2,788,000.	-28.98%	88.43%	92.39%
2 Duplex	0	2	-100.00%	\$0.	\$555,000.	0.00%	0.00%	91.41%
3 Mobile Home	2	0	0.00%	\$82,400.	\$0.	0.00%	81.78%	0.00%
4 Recreational	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
5 Residential	16	21	-23.81%	\$5,193,076.	\$7,381,400.	-29.65%	85.15%	92.34%
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	2	-50.00%	\$120,000.	\$332,000.	-63.86%	85.77%	93.59%
10 Townhouse	12	4	200.00%	\$1,353,000.	\$1,523,000.	-11.16%	61.05%	94.66%
11 RES. TOTAL	35	35	0.00%	\$8,728,476.	\$12,579,400.	-30.61%	77.09%	92.63%
12 FARMS	1	0	0.00%	\$415,000.	\$0.	0.00%	92.22%	0.00%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	1	4	-75.00%	\$100,000.	\$1,932,500.	-94.83%	62.89%	89.59%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	0	10	-100.00%	\$0.	\$1,478,000.	0.00%	0.00%	98.35%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	1	14	-92.86%	\$100,000.	\$3,410,500.	-97.07%	62.89%	95.85%
19 Business	1	0	0.00%	\$1,100,000.	\$0.	0.00%	62.85%	0.00%
20 Commercial	0	1	-100.00%	\$0.	\$253,500.	0.00%	0.00%	95.69%
21 Land	0	1	-100.00%	\$0.	\$525,000.	0.00%	0.00%	95.62%
22 Leases	0	2	-100.00%	\$0.	\$24,636.34	0.00%	0.00%	84.61%
23 IC&I TOTAL	1	4	-75.00%	\$1,100,000.	\$803,136.37	36.96%	62.85%	91.97%
24 GRAND TOTAL	38	53	-28.30%	\$10,343,476.	\$16,793,036.	-38.41%	76.74%	93.46%

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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 = SH								
1 Acreage/House	70	142	-50.70%	\$38,738,048.	\$77,281,632.	-49.87%	91.94%	94.19%
2 Duplex	15	7	114.29%	\$5,776,000.	\$2,449,500.	135.80%	93.12%	91.82%
3 Mobile Home	96	129	-25.58%	\$11,053,712.	\$12,298,465.	-10.12%	88.01%	92.54%
4 Recreational	10	18	-44.44%	\$3,105,000.	\$7,971,000.	-61.05%	87.96%	94.66%
5 Residential	422	594	-28.96%	\$152,774,256.	\$203,615,808.	-24.97%	92.35%	95.84%
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	23	55	-58.18%	\$5,674,800.	\$12,441,400.	-54.39%	94.73%	97.63%
10 Townhouse	73	100	-27.00%	\$22,083,650.	\$34,785,000.	-36.51%	89.35%	97.32%
11 RES. TOTAL	722	1085	-33.46%	\$248,650,864.	\$383,820,416.	-35.22%	91.35%	95.24%
12 FARMS	5	11	-54.55%	\$3,210,000.	\$7,866,000.	-59.19%	85.88%	93.89%
13 MULTIFAMILY	1	3	-66.67%	\$1,250,000.	\$1,440,500.	-13.22%	96.15%	100.37%
14 Acreage	28	68	-58.82%	\$8,197,400.	\$28,412,350.	-71.15%	85.79%	94.79%
15 Acreage WF	1	4	-75.00%	\$985,000.	\$4,622,500.	-78.69%	106.48%	90.09%
16 Lots	118	257	-54.09%	\$14,067,000.	\$30,217,098.	-53.45%	91.18%	96.21%
17 Lots WF	7	9	-22.22%	\$2,752,800.	\$3,291,000.	-16.35%	92.74%	95.70%
18 LOTS TOTAL	154	340	-54.71%	\$26,002,200.	\$67,093,948.	-61.25%	90.37%	95.82%
19 Business	11	12	-8.33%	\$5,632,400.	\$3,733,000.	50.88%	78.10%	88.05%
20 Commercial	8	12	-33.33%	\$3,722,296.	\$6,998,500.	-46.81%	98.71%	96.20%
21 Land	2	10	-80.00%	\$1,223,000.	\$6,219,900.	-80.34%	84.52%	91.11%
22 Leases	11	7	57.14%	\$145,778.76	\$718,470.37	-79.71%	97.27%	94.88%
23 IC&I TOTAL	32	41	-21.95%	\$10,723,475.	\$17,669,870.	-39.31%	88.62%	92.15%
24 GRAND TOTAL	914	1480	-38.24%	\$289,836,544.	\$477,890,720.	-39.35%	91.08%	95.30%

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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 = SH									
1 Acreage/House	\$495,000.	\$464,666.65	6.53%	\$490,000.	\$490,000.	0.00%	89	161	-44.72%
2 Duplex	\$0.	\$277,500.	0.00%	\$0.	\$277,500.	0.00%	0	111	0.00%
3 Mobile Home	\$41,200.	\$0.	0.00%	\$41,200.	\$0.	0.00%	38	0	0.00%
4 Recreational	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
5 Residential	\$324,567.25	\$351,495.25	-7.66%	\$322,500.	\$365,000.	-11.64%	135	65	107.69%
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	\$120,000.	\$166,000.	-27.71%	\$120,000.	\$166,000.	-27.71%	103	110	-6.36%
10 Townhouse	\$112,750.	\$380,750.	-70.39%	\$113,250.	\$288,500.	-60.75%	173	96	80.21%
11 RES. TOTAL	\$249,385.03	\$359,411.43	-30.61%	\$229,000.	\$360,000.	-36.39%	137	90	52.22%
12 FARMS	\$415,000.	\$0.	0.00%	\$415,000.	\$0.	0.00%	104	0	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$100,000.	\$483,125.	-79.30%	\$100,000.	\$261,250.	-61.72%	119	87	36.78%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$0.	\$147,800.	0.00%	\$0.	\$114,000.	0.00%	0	117	0.00%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$100,000.	\$243,607.14	-58.95%	\$100,000.	\$182,500.	-45.21%	119	108	10.19%
19 Business	\$1,100,000.	\$0.	0.00%	\$1,100,000.	\$0.	0.00%	71	0	0.00%
20 Commercial	\$0.	\$253,500.	0.00%	\$0.	\$253,500.	0.00%	0	405	0.00%
21 Land	\$0.	\$525,000.	0.00%	\$0.	\$525,000.	0.00%	0	521	0.00%
22 Leases	\$0.	\$12,318.17	0.00%	\$0.	\$12,318.17	0.00%	0	79	0.00%
23 IC&I TOTAL	\$1,100,000.	\$200,784.09	447.85%	\$1,100,000.	\$139,062.67	691.01%	71	271	-73.80%
24 GRAND TOTAL	\$272,196.75	\$316,849.75	-14.09%	\$231,750.	\$310,000.	-25.24%	134	108	24.07%

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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 = SH									
1 Acreage/House	\$553,400.68	\$544,236.87	1.68%	\$450,000.	\$457,500.	-1.64%	96	119	-19.33%
2 Duplex	\$385,066.65	\$349,928.56	10.04%	\$301,000.	\$325,000.	-7.38%	56	98	-42.86%
3 Mobile Home	\$115,142.82	\$95,336.93	20.77%	\$86,750.	\$76,900.	12.81%	79	61	29.51%
4 Recreational	\$310,500.	\$442,833.34	-29.88%	\$327,500.	\$344,750.	-5.00%	87	81	7.41%
5 Residential	\$362,024.31	\$342,787.56	5.61%	\$362,125.	\$335,000.	8.10%	95	82	15.85%
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	\$246,730.43	\$226,207.26	9.07%	\$195,000.	\$203,900.	-4.36%	76	145	-47.59%
10 Townhouse	\$302,515.75	\$347,850.	-13.03%	\$295,000.	\$286,000.	3.15%	118	137	-13.87%
11 RES. TOTAL	\$344,391.78	\$353,751.53	-2.65%	\$335,100.	\$324,000.	3.43%	94	94	0.00%
12 FARMS	\$642,000.	\$715,090.93	-10.22%	\$600,000.	\$535,000.	12.15%	215	158	36.08%
13 MULTIFAMILY	\$1,250,000.	\$480,166.65	160.33%	\$1,250,000.	\$483,000.	158.80%	27	275	-90.18%
14 Acreage	\$292,764.28	\$417,828.68	-29.93%	\$214,500.	\$231,950.	-7.52%	148	146	1.37%
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	\$117,576.25	1.39%	\$114,750.	\$101,160.	13.43%	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	\$168,845.45	\$197,335.14	-14.44%	\$125,000.	\$119,000.	5.04%	123	118	4.24%
19 Business	\$512,036.37	\$311,083.34	64.60%	\$40,000.	\$315,000.	-87.30%	205	189	8.47%
20 Commercial	\$465,287.	\$583,208.31	-20.22%	\$415,648.	\$563,000.	-26.17%	228	294	-22.45%
21 Land	\$611,500.	\$621,990.	-1.69%	\$611,500.	\$1,280,000.	-52.23%	120	312	-61.54%
22 Leases	\$13,252.61	\$102,638.62	-87.09%	\$80,460.	\$6,501,237,746.19%		239	91	162.64%
23 IC&I TOTAL	\$335,108.59	\$430,972.43	-22.24%	\$123,000.	\$325,000.	-62.15%	217	233	-6.87%
24 GRAND TOTAL	\$317,107.81	\$322,899.15	-1.79%	\$310,000.	\$280,000.	10.71%	104	104	0.00%

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