

# **Shuswap Zone Monthly Statistics**

December 2009

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 = 2009</b>						
<b>Month = December</b>						
<b>Area = Central Zone</b>						
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%			
<b>Area = North Zone</b>						
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%			
<b>Area = Shuswap Zone</b>						
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%			
<b>Area = Grand Total</b>						
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	34	\$9,892,900.	19	\$6,656,500.
Last Month	68	\$21,397,316.	29	\$10,982,300.
This Month Last Year	32	\$8,316,476.	12	\$4,291,076.

Description	Total Listings Taken	Inventory
This Month	81	1184
Last Month	122	1329
This Month Last Year	81	1370

# Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
<b>Year = 2009</b>	
<b>Month = 12</b>	
<b>Area = SH</b>	
7 Ratio of Sales vs. Inventory	2.87%
<hr/>	
8 Condo/Apt -- Sales	1
9 Condo/Apt -- New Listings	7
10 Condo/Apt -- Current Inventory	50
11 Condo/Apt -- Sell/Inv. Ratio	2.00%
12 Condo/Apt -- Days to Sell	96
<hr/>	
13 Condo/Townhouse -- Sales	0
14 Condo/Townhouse -- New Listings	7
15 Condo/Townhouse -- Current Inventory	76
16 Condo/Townhouse -- Sell/Inv. Ratio	0.00%
17 Condo/Townhouse -- Days to Sell	0
<hr/>	
18 Lots -- Sales	4
19 Lots -- New Listings	16
20 Lots -- Current Inventory	390
21 Lots -- Sell/Inv. Ratio	1.03%
22 Lots -- Days to Sell	186
<hr/>	
23 Residential -- Sales	19
24 Residential -- New Listings	15
25 Residential -- Current Inventory	238
26 Residential -- Sell/Inv. Ratio	7.98%
27 Residential -- Days to Sell	195
<hr/>	
28 Average House Price	\$350,342.09
29 Median House Price	\$342,500.
<hr/>	
<hr/>	
<hr/>	

## 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	8	6	33.33%	241	288	-16.32%	127	137	-7.30%
2 Duplex	1	1	0.00%	22	39	-43.59%	18	21	-14.29%
3 Mobile Home	11	7	57.14%	171	190	-10.00%	71	69	2.90%
4 Recreational	5	0	0.00%	69	57	21.05%	36	17	111.76%
5 Residential	15	23	-34.78%	750	1023	-26.69%	238	365	-34.79%
6 Residential WF	0	0	0.00%	80	111	-27.93%	29	45	-35.56%
7 3/4-Plex	0	0	0.00%	4	4	0.00%	4	3	33.33%
8 Timeshare	0	2	-100.00%	2	2	0.00%	0	2	-100.00%
9 Apartment	7	9	-22.22%	104	146	-28.77%	50	87	-42.53%
10 Townhouse	7	5	40.00%	170	223	-23.77%	76	87	-12.64%
11 RES. TOTAL	54	53	1.89%	1613	2083	-22.56%	649	833	-22.09%
12 FARMS	1	1	0.00%	35	34	2.94%	34	28	21.43%
13 MULTIFAMILY	1	1	0.00%	11	9	22.22%	7	8	-12.50%
14 Acreage	3	1	200.00%	102	129	-20.93%	85	81	4.94%
15 Acreage WF	2	0	0.00%	34	24	41.67%	29	15	93.33%
16 Lots	10	16	-37.50%	328	445	-26.29%	259	261	-0.77%
17 Lots WF	1	0	0.00%	43	59	-27.12%	17	18	-5.56%
18 LOTS TOTAL	16	17	-5.88%	521	666	-21.77%	390	375	4.00%
19 Business	3	1	200.00%	40	66	-39.39%	40	51	-21.57%
20 Commercial	2	2	0.00%	44	47	-6.38%	24	35	-31.43%
21 Land	2	6	-66.67%	33	43	-23.26%	26	32	-18.75%
22 Leases	2	0	0.00%	22	13	69.23%	13	8	62.50%
23 IC&I TOTAL	9	9	0.00%	139	169	-17.75%	103	126	-18.25%
24 GRAND TOTAL	81	81	0.00%	2320	2961	-21.65%	1184	1370	-13.58%

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	4	3	33.33%	\$1,592,900.	\$1,270,000.	25.43%	90.86%	90.04%
2 Duplex	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
3 Mobile Home	2	2	0.00%	\$123,500.	\$82,400.	49.88%	68.95%	81.78%
4 Recreational	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
5 Residential	19	12	58.33%	\$6,656,500.	\$4,291,076.	55.12%	88.46%	84.72%
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%	\$435,000.	\$120,000.	262.50%	96.66%	85.77%
10 Townhouse	0	12	-100.00%	\$0.	\$1,353,000.	0.00%	0.00%	61.05%
11 RES. TOTAL	26	30	-13.33%	\$8,807,900.	\$7,116,476.	23.77%	87.64%	75.62%
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	1	-100.00%	\$0.	\$100,000.	0.00%	0.00%	62.89%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	4	0	0.00%	\$457,000.	\$0.	0.00%	74.91%	0.00%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	4	1	300.00%	\$457,000.	\$100,000.	357.00%	74.91%	62.89%
19 Business	1	1	0.00%	\$8,450.	\$1,100,000.	-99.23%	76.81%	62.85%
20 Commercial	2	0	0.00%	\$595,000.	\$0.	0.00%	90.31%	0.00%
21 Land	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
22 Leases	1	0	0.00%	\$24,550.	\$0.	0.00%	0.00%	0.00%
23 IC&I TOTAL	4	1	300.00%	\$628,000.	\$1,100,000.	-42.91%	85.81%	62.85%
24 GRAND TOTAL	34	32	6.25%	\$9,892,900.	\$8,316,476.	18.96%	85.93%	74.83%

## 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	71	66	7.58%	\$38,108,364.	\$36,643,048.	4.00%	88.32%	91.96%
2 Duplex	13	12	8.33%	\$6,486,209.	\$5,295,000.	22.50%	70.95%	95.01%
3 Mobile Home	83	85	-2.35%	\$7,102,301.	\$9,966,412.	-28.74%	80.20%	87.83%
4 Recreational	12	10	20.00%	\$3,078,720.	\$3,105,000.	-0.85%	82.66%	87.96%
5 Residential	363	377	-3.71%	\$120,593,312.	\$140,822,176.	-14.36%	90.25%	92.48%
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	26	21	23.81%	\$6,866,400.	\$4,756,900.	44.35%	89.14%	93.88%
10 Townhouse	56	69	-18.84%	\$15,485,300.	\$20,348,650.	-23.90%	89.53%	88.81%
11 RES. TOTAL	643	652	-1.38%	\$209,119,008.	\$230,042,592.	-9.10%	87.99%	91.32%
12 FARMS	2	2	0.00%	\$1,605,000.	\$1,295,000.	23.94%	71.59%	70.63%
13 MULTIFAMILY	0	1	-100.00%	\$0.	\$1,250,000.	0.00%	0.00%	96.15%
14 Acreage	22	28	-21.43%	\$4,033,400.	\$8,197,400.	-50.80%	79.98%	85.79%
15 Acreage WF	2	1	100.00%	\$1,748,500.	\$985,000.	77.51%	100.56%	106.48%
16 Lots	49	117	-58.12%	\$6,561,050.	\$13,982,000.	-53.08%	81.23%	91.19%
17 Lots WF	6	7	-14.29%	\$1,661,000.	\$2,752,800.	-39.66%	87.85%	92.74%
18 LOTS TOTAL	79	153	-48.37%	\$14,003,950.	\$25,917,200.	-45.97%	81.87%	90.37%
19 Business	7	11	-36.36%	\$2,825,950.	\$5,632,400.	-49.83%	80.05%	78.10%
20 Commercial	13	6	116.67%	\$6,337,499.	\$3,088,296.	105.21%	83.37%	95.11%
21 Land	2	2	0.00%	\$521,000.	\$1,223,000.	-57.40%	85.59%	84.52%
22 Leases	6	11	-45.45%	\$218,300.06	\$145,778.76	49.75%	100.00%	97.27%
23 IC&I TOTAL	28	30	-6.67%	\$9,902,749.	\$10,089,475.	-1.85%	83.27%	86.88%
24 GRAND TOTAL	752	838	-10.26%	\$234,630,720.	\$268,594,272.	-12.64%	87.15%	90.98%

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 %
<b>Area = SH</b>									
1 Acreage/House	\$398,225.	\$423,333.34	-5.93%	\$342,500.	\$360,000.	-4.86%	259	68	280.88%
2 Duplex	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
3 Mobile Home	\$61,750.	\$41,200.	49.88%	\$61,750.	\$41,200.	49.88%	280	38	636.84%
4 Recreational	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
5 Residential	\$350,342.09	\$357,589.65	-2.03%	\$342,500.	\$341,288.	0.36%	195	154	26.62%
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	\$435,000.	\$120,000.	262.50%	\$435,000.	\$120,000.	262.50%	96	103	-6.80%
10 Townhouse	\$0.	\$112,750.	0.00%	\$0.	\$113,250.	0.00%	0	173	0.00%
11 RES. TOTAL	\$338,765.37	\$237,215.85	42.81%	\$341,250.	\$172,500.	97.83%	207	144	43.75%
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.	\$100,000.	0.00%	\$0.	\$100,000.	0.00%	0	119	0.00%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$114,250.	\$0.	0.00%	\$124,000.	\$0.	0.00%	186	0	0.00%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$114,250.	\$100,000.	14.25%	\$124,000.	\$100,000.	24.00%	186	119	56.30%
19 Business	\$8,450.	\$1,100,000.	-99.23%	\$8,450.	\$1,100,000.	-99.23%	155	71	118.31%
20 Commercial	\$297,500.	\$0.	0.00%	\$297,500.	\$0.	0.00%	115	0	0.00%
21 Land	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
22 Leases	\$24,550.	\$0.	0.00%	\$24,550.	\$0.	0.00%	255	0	0.00%
23 IC&I TOTAL	\$157,000.	\$1,100,000.	-85.73%	\$84,775.	\$1,100,000.	-92.29%	160	71	125.35%
24 GRAND TOTAL	\$290,967.65	\$259,889.87	11.96%	\$322,500.	\$172,500.	86.96%	199	141	41.13%

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%
<b>Area = SH</b>									
1 Acreage/House	\$536,737.56	\$555,197.75	-3.32%	\$455,000.	\$447,500.	1.68%	148	99	49.49%
2 Duplex	\$498,939.12	\$441,250.	13.07%	\$539,000.	\$354,500.	52.05%	414	41	909.76%
3 Mobile Home	\$85,569.89	\$117,251.89	-27.02%	\$74,000.	\$90,000.	-17.78%	140	82	70.73%
4 Recreational	\$256,560.	\$310,500.	-17.37%	\$222,455.	\$327,500.	-32.07%	135	87	55.17%
5 Residential	\$332,212.96	\$373,533.62	-11.06%	\$324,000.	\$370,000.	-12.43%	129	95	35.79%
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	\$264,092.31	\$226,519.04	16.59%	\$190,500.	\$195,000.	-2.31%	146	78	87.18%
10 Townhouse	\$276,523.21	\$294,907.96	-6.23%	\$274,000.	\$295,000.	-7.12%	168	123	36.59%
11 RES. TOTAL	\$325,223.96	\$352,826.06	-7.82%	\$317,000.	\$348,500.	-9.04%	142	96	47.92%
12 FARMS	\$802,500.	\$647,500.	23.94%	\$802,500.	\$647,500.	23.94%	311	324	-4.01%
13 MULTIFAMILY	\$0.	\$1,250,000.	0.00%	\$0.	\$1,250,000.	0.00%	0	27	0.00%
14 Acreage	\$183,336.35	\$292,764.28	-37.38%	\$166,000.	\$214,500.	-22.61%	229	148	54.73%
15 Acreage WF	\$874,250.	\$985,000.	-11.24%	\$874,250.	\$985,000.	-11.24%	98	110	-10.91%
16 Lots	\$133,898.98	\$119,504.27	12.05%	\$108,000.	\$115,000.	-6.09%	177	114	55.26%
17 Lots WF	\$276,833.34	\$393,257.15	-29.61%	\$191,250.	\$399,000.	-52.07%	102	171	-40.35%
18 LOTS TOTAL	\$177,265.18	\$169,393.46	4.65%	\$137,500.	\$125,000.	10.00%	184	123	49.59%
19 Business	\$403,707.15	\$512,036.37	-21.16%	\$207,500.	\$1,100,000.	-81.14%	266	205	29.76%
20 Commercial	\$487,499.93	\$514,716.	-5.29%	\$267,500.	\$798,500.	-66.50%	166	211	-21.33%
21 Land	\$260,500.	\$611,500.	-57.40%	\$260,500.	\$611,500.	-57.40%	126	120	5.00%
22 Leases	\$36,383.34	\$13,252.61	174.54%	\$35,881.28	\$80,460.	-55.40%	220	239	-7.95%
23 IC&I TOTAL	\$353,669.59	\$336,315.81	5.16%	\$260,500.	\$100,230.	159.90%	200	213	-6.10%
24 GRAND TOTAL	\$312,008.93	\$320,518.21	-2.65%	\$300,000.	\$313,750.	-4.38%	149	105	41.90%

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