

# **Shuswap Zone Monthly Statistics**

April 2007

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
<b>Year = 2007</b>						
<b>Month = April</b>						
<b>Area = Central Zone</b>						
1 Units Listed	917	793	15.64%	3714	3182	16.72%
2 Units Sold	659	516	27.71%	2096	1951	7.43%
3 Sales Volume	\$259,747,232.	\$183,574,096.	41.49%	\$807,221,504.	\$639,745,536.	26.18%
4 List/Sell Ratio	97.06%	96.37%		96.85%	96.88%	
5 Days to Sell	66	65	1.54%	71	78	-8.97%
6 Active Listings	2972	2366	25.61%			
<b>Area = North Zone</b>						
1 Units Listed	494	406	21.67%	1523	1411	7.94%
2 Units Sold	266	265	0.38%	799	860	-7.09%
3 Sales Volume	\$86,235,608.	\$74,384,496.	15.93%	\$250,472,320.	\$229,679,056.	9.05%
4 List/Sell Ratio	96.08%	96.62%		96.21%	96.53%	
5 Days to Sell	74	68	8.82%	87	80	8.75%
6 Active Listings	1599	1199	33.36%			
<b>Area = Shuswap Zone</b>						
1 Units Listed	237	224	5.80%	855	732	16.80%
2 Units Sold	171	128	33.59%	484	404	19.80%
3 Sales Volume	\$53,056,280.	\$31,595,300.	67.92%	\$140,404,160.	\$99,583,368.	40.99%
4 List/Sell Ratio	96.08%	97.35%		95.49%	96.22%	
5 Days to Sell	101	95	6.32%	116	118	-1.69%
6 Active Listings	879	831	5.78%			
<b>Area = Grand Total</b>						
1 Units Listed	1648	1423	15.81%	6092	5325	14.40%
2 Units Sold	1096	909	20.57%	3379	3215	5.10%
3 Sales Volume	\$399,039,136.	\$289,553,888.	37.81%	\$1,198,098,048.	\$969,007,936.	23.64%
4 List/Sell Ratio	96.67%	96.58%		96.50%	96.70%	
5 Days to Sell	73	70	4.29%	81	84	-3.57%
6 Active Listings	5450	4396	23.98%			

# Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	171	\$53,056,280.	70	\$23,572,500.
Last Month	136	\$38,023,404.	61	\$17,491,500.
This Month Last Year	128	\$31,595,300.	60	\$17,258,446.

Description	Total Listings Taken	Inventory
This Month	237	879
Last Month	264	848
This Month Last Year	224	831

# Quick Summary Part 2

	<u>Description</u>	<u>This Month</u>
Year = 2007		
Month = 4		
Area = SH		
7	Ratio of Sales vs. Inventory	19.45%
8	Condo/Apt -- Sales	4
9	Condo/Apt -- New Listings	5
10	Condo/Apt -- Current Inventory	16
11	Condo/Apt -- Sell/Inv. Ratio	25.00%
12	Condo/Apt -- Days to Sell	411
13	Condo/Townhouse -- Sales	10
14	Condo/Townhouse -- New Listings	10
15	Condo/Townhouse -- Current Inventory	54
16	Condo/Townhouse -- Sell/Inv. Ratio	18.52%
17	Condo/Townhouse -- Days to Sell	148
18	Lots -- Sales	46
19	Lots -- New Listings	58
20	Lots -- Current Inventory	232
21	Lots -- Sell/Inv. Ratio	19.83%
22	Lots -- Days to Sell	83
23	Residential -- Sales	70
24	Residential -- New Listings	94
25	Residential -- Current Inventory	237
26	Residential -- Sell/Inv. Ratio	29.54%
27	Residential -- Days to Sell	86
28	Average House Price	\$336,750.
29	Median House Price	\$333,950.

## 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	20	27	-25.93%	67	79	-15.19%	79	82	-3.66%
2 Duplex	1	1	0.00%	3	4	-25.00%	4	2	100.00%
3 Mobile Home	17	19	-10.53%	58	50	16.00%	38	43	-11.63%
4 Recreational	7	8	-12.50%	28	13	115.38%	29	20	45.00%
5 Residential	94	80	17.50%	317	254	24.80%	237	187	26.74%
6 Residential WF	8	9	-11.11%	36	26	38.46%	56	23	143.48%
7 3/4-Plex	2	0	0.00%	4	0	0.00%	3	0	0.00%
8 Timeshare	0	0	0.00%	0	0	0.00%	0	1	-100.00%
9 Apartment	5	3	66.67%	12	23	-47.83%	16	59	-72.88%
10 Townhouse	10	6	66.67%	62	20	210.00%	54	54	0.00%
11 RES. TOTAL	164	153	7.19%	587	469	25.16%	516	471	9.55%
12 FARMS	3	5	-40.00%	15	13	15.38%	23	16	43.75%
13 MULTIFAMILY	1	0	0.00%	2	4	-50.00%	4	6	-33.33%
14 Acreage	10	12	-16.67%	34	39	-12.82%	64	50	28.00%
15 Acreage WF	1	0	0.00%	5	1	400.00%	14	2	600.00%
16 Lots	44	44	0.00%	150	145	3.45%	141	160	-11.87%
17 Lots WF	3	4	-25.00%	11	6	83.33%	13	12	8.33%
18 LOTS TOTAL	58	60	-3.33%	200	192	4.17%	232	224	3.57%
19 Business	5	5	0.00%	24	29	-17.24%	46	53	-13.21%
20 Commercial	1	1	0.00%	11	15	-26.67%	24	27	-11.11%
21 Land	1	0	0.00%	10	5	100.00%	18	24	-25.00%
22 Leases	4	0	0.00%	6	5	20.00%	16	10	60.00%
23 IC&I TOTAL	11	6	83.33%	51	54	-5.56%	104	114	-8.77%
24 GRAND TOTAL	237	224	5.80%	855	732	16.80%	879	831	5.78%

## 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	13		10	30.00%	\$8,623,000.		\$3,029,500.	184.63%	94.99%		95.42%
2 Duplex	1		1	0.00%	\$515,000.		\$145,000.	255.17%	92.12%		92.35%
3 Mobile Home	12		6	100.00%	\$947,300.		\$318,500.	197.43%	93.36%		88.28%
4 Recreational	4		1	300.00%	\$1,463,500.		\$77,500.	1788.39%	96.17%		83.42%
5 Residential	70		60	16.67%	\$23,572,500.		\$17,258,446.	36.59%	96.78%		97.83%
6 Residential WF	3		4	-25.00%	\$2,205,000.		\$4,055,000.	-45.62%	78.76%		95.22%
7 3/4-Plex	1		0	0.00%	\$350,000.		\$0.	0.00%	94.62%		0.00%
8 Timeshare	0		0	0.00%	\$0.		\$0.	0.00%	0.00%		0.00%
9 Apartment	4		2	100.00%	\$1,011,800.		\$542,404.	86.54%	105.75%		110.76%
10 Townhouse	10		7	42.86%	\$3,364,000.		\$1,819,001.	84.94%	98.23%		107.89%
11 RES. TOTAL	118		91	29.67%	\$42,052,100.		\$27,245,352.	54.35%	96.12%		97.66%
12 FARMS	2		1	100.00%	\$1,440,000.		\$1,200,000.	20.00%	99.46%		93.75%
13 MULTIFAMILY	0		0	0.00%	\$0.		\$0.	0.00%	0.00%		0.00%
14 Acreage	8		5	60.00%	\$1,718,900.		\$691,000.	148.76%	94.14%		95.72%
15 Acreage WF	0		0	0.00%	\$0.		\$0.	0.00%	0.00%		0.00%
16 Lots	36		27	33.33%	\$4,607,280.		\$1,906,450.	141.67%	96.72%		98.23%
17 Lots WF	2		0	0.00%	\$880,000.		\$0.	0.00%	100.45%		0.00%
18 LOTS TOTAL	46		32	43.75%	\$7,206,180.		\$2,597,450.	177.43%	96.43%		97.84%
19 Business	2		2	0.00%	\$593,000.		\$237,500.	149.68%	94.72%		84.87%
20 Commercial	2		1	100.00%	\$1,600,000.		\$260,000.	515.38%	81.48%		81.50%
21 Land	1		0	0.00%	\$165,000.		\$0.	0.00%	100.00%		0.00%
22 Leases	0		1	-100.00%	\$0.		\$55,000.	0.00%	0.00%		0.00%
23 IC&I TOTAL	5		4	25.00%	\$2,358,000.		\$552,500.	326.79%	90.48%		83.74%
24 GRAND TOTAL	171		128	33.59%	\$53,056,280.		\$31,595,300.	67.92%	96.08%		97.35%

## 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	41	31	32.26%	\$19,906,000.	\$11,941,150.	66.70%	94.13%	94.77%
2 Duplex	3	4	-25.00%	\$919,500.	\$448,000.	105.25%	93.54%	86.67%
3 Mobile Home	41	31	32.26%	\$2,848,050.	\$1,545,800.	84.24%	92.17%	89.61%
4 Recreational	5	4	25.00%	\$1,813,500.	\$514,500.	252.48%	94.44%	87.89%
5 Residential	201	157	28.03%	\$61,634,700.	\$40,188,544.	53.36%	96.14%	96.69%
6 Residential WF	13	14	-7.14%	\$12,601,205.	\$9,447,500.	33.38%	89.68%	98.73%
7 3/4-Plex	1	0	0.00%	\$350,000.	\$0.	0.00%	94.62%	0.00%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	20	10	100.00%	\$3,883,900.	\$2,599,804.	49.39%	98.69%	101.01%
10 Townhouse	36	28	28.57%	\$11,861,000.	\$6,856,568.	72.99%	97.38%	104.54%
11 RES. TOTAL	361	279	29.39%	\$115,817,856.	\$73,541,872.	57.49%	95.44%	96.47%
12 FARMS	4	3	33.33%	\$2,445,500.	\$2,770,000.	-11.71%	92.79%	94.21%
13 MULTIFAMILY	0	4	-100.00%	\$0.	\$2,579,000.	0.00%	0.00%	100.76%
14 Acreage	16	22	-27.27%	\$4,281,900.	\$3,587,900.	19.34%	95.89%	95.64%
15 Acreage WF	0	1	-100.00%	\$0.	\$105,000.	0.00%	0.00%	80.83%
16 Lots	82	76	7.89%	\$9,031,090.	\$5,457,100.	65.49%	97.01%	96.74%
17 Lots WF	2	1	100.00%	\$880,000.	\$219,000.	301.83%	100.45%	100.00%
18 LOTS TOTAL	100	100	0.00%	\$14,192,990.	\$9,369,000.	51.49%	96.90%	96.37%
19 Business	10	6	66.67%	\$3,378,000.	\$2,306,500.	46.46%	90.41%	87.83%
20 Commercial	5	8	-37.50%	\$3,776,000.	\$4,382,000.	-13.83%	87.19%	88.75%
21 Land	2	3	-33.33%	\$650,000.	\$4,580,000.	-85.81%	84.64%	101.46%
22 Leases	2	1	100.00%	\$143,813.50	\$55,000.	161.48%	0.00%	0.00%
23 IC&I TOTAL	19	18	5.56%	\$7,947,813.50	\$11,323,500.	-29.81%	88.78%	90.67%
24 GRAND TOTAL	484	404	19.80%	\$140,404,160.	\$99,583,368.	40.99%	95.49%	96.22%

**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	\$663,307.68	\$302,950.	118.95%	\$615,000.	\$305,000.	101.64%	151	65	132.31%
2 Duplex	\$515,000.	\$145,000.	255.17%	\$515,000.	\$145,000.	255.17%	91	105	-13.33%
3 Mobile Home	\$78,941.66	\$53,083.33	48.71%	\$77,250.	\$55,750.	38.57%	50	68	-26.47%
4 Recreational	\$365,875.	\$77,500.	372.10%	\$255,000.	\$77,500.	229.03%	21	90	-76.67%
5 Residential	\$336,750.	\$287,640.78	17.07%	\$333,950.	\$286,000.	16.77%	86	80	7.50%
6 Residential WF	\$735,000.	\$1,013,750.	-27.50%	\$855,000.	\$962,500.	-11.17%	79	74	6.76%
7 3/4-Plex	\$350,000.	\$0.	0.00%	\$350,000.	\$0.	0.00%	55	0	0.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$252,950.	\$271,202.	-6.73%	\$269,900.	\$271,202.	-0.48%	411	184	123.37%
10 Townhouse	\$336,400.	\$259,857.28	29.46%	\$268,000.	\$246,000.	8.94%	148	213	-30.52%
11 RES. TOTAL	\$356,373.71	\$299,399.46	19.03%	\$320,000.	\$280,000.	14.29%	103	90	14.44%
12 FARMS	\$720,000.	\$1,200,000.	-40.00%	\$720,000.	\$1,200,000.	-40.00%	200	39	412.82%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$214,862.50	\$138,200.	55.47%	\$175,000.	\$90,000.	94.44%	133	133	0.00%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$127,980.	\$70,609.25	81.25%	\$118,500.	\$72,000.	64.58%	75	90	-16.67%
17 Lots WF	\$440,000.	\$0.	0.00%	\$440,000.	\$0.	0.00%	32	0	0.00%
18 LOTS TOTAL	\$156,656.09	\$81,170.31	93.00%	\$122,000.	\$74,000.	64.86%	83	97	-14.43%
19 Business	\$296,500.	\$118,750.	149.68%	\$296,500.	\$118,750.	149.68%	81	149	-45.64%
20 Commercial	\$800,000.	\$260,000.	207.69%	\$800,000.	\$260,000.	207.69%	82	171	-52.05%
21 Land	\$165,000.	\$0.	0.00%	\$165,000.	\$0.	0.00%	603	0	0.00%
22 Leases	\$0.	\$55,000.	0.00%	\$0.	\$55,000.	0.00%	0	323	0.00%
23 IC&I TOTAL	\$471,600.	\$138,125.	241.43%	\$200,000.	\$118,750.	68.42%	186	198	-6.06%
24 GRAND TOTAL	\$310,270.65	\$246,838.28	25.70%	\$272,000.	\$226,750.	19.96%	101	95	6.32%

**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	\$485,512.18	\$385,198.37	26.04%	\$415,000.	\$324,900.	27.73%	134	100	34.00%
2 Duplex	\$306,500.	\$112,000.	173.66%	\$227,500.	\$106,000.	114.62%	105	109	-3.67%
3 Mobile Home	\$69,464.63	\$49,864.51	39.31%	\$64,000.	\$45,500.	40.66%	66	75	-12.00%
4 Recreational	\$362,700.	\$128,625.	181.98%	\$283,000.	\$129,000.	119.38%	52	89	-41.57%
5 Residential	\$306,640.31	\$255,978.	19.79%	\$305,000.	\$259,000.	17.76%	92	78	17.95%
6 Residential WF	\$969,323.43	\$674,821.43	43.64%	\$999,900.	\$559,750.	78.63%	104	151	-31.13%
7 3/4-Plex	\$350,000.	\$0.	0.00%	\$350,000.	\$0.	0.00%	55	0	0.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$194,195.	\$259,980.40	-25.30%	\$172,000.	\$233,700.	-26.40%	227	91	149.45%
10 Townhouse	\$329,472.21	\$244,877.42	34.55%	\$283,000.	\$235,750.	20.04%	159	180	-11.67%
11 RES. TOTAL	\$320,825.09	\$263,590.93	21.71%	\$285,000.	\$245,000.	16.33%	108	95	13.68%
12 FARMS	\$611,375.	\$923,333.31	-33.79%	\$714,000.	\$1,200,000.	-40.50%	139	108	28.70%
13 MULTIFAMILY	\$0.	\$644,750.	0.00%	\$0.	\$379,500.	0.00%	0	368	0.00%
14 Acreage	\$267,618.75	\$163,086.35	64.10%	\$206,500.	\$137,500.	50.18%	209	166	25.90%
15 Acreage WF	\$0.	\$105,000.	0.00%	\$0.	\$105,000.	0.00%	0	310	0.00%
16 Lots	\$110,135.24	\$71,803.94	53.38%	\$100,580.	\$72,000.	39.69%	126	129	-2.33%
17 Lots WF	\$440,000.	\$219,000.	100.91%	\$440,000.	\$219,000.	100.91%	32	139	-76.98%
18 LOTS TOTAL	\$141,929.90	\$93,690.	51.49%	\$107,000.	\$77,250.	38.51%	137	139	-1.44%
19 Business	\$337,800.	\$384,416.65	-12.13%	\$275,500.	\$477,500.	-42.30%	135	200	-32.50%
20 Commercial	\$755,200.	\$547,750.	37.87%	\$701,000.	\$260,000.	169.62%	109	342	-68.13%
21 Land	\$325,000.	\$1,526,666.62	-78.71%	\$325,000.	\$3,550,000.	-90.85%	358	356	0.56%
22 Leases	\$71,906.75	\$55,000.	30.74%	\$71,906.75	\$55,000.	30.74%	153	323	-52.63%
23 IC&I TOTAL	\$418,305.96	\$629,083.31	-33.51%	\$355,000.	\$249,500.	42.28%	154	296	-47.97%
24 GRAND TOTAL	\$290,091.25	\$246,493.48	17.69%	\$258,700.	\$206,500.	25.28%	116	118	-1.69%

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