

North 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	47	\$13,363,766.	24	\$9,008,900.
Last Month	65	\$21,053,786.	40	\$13,970,500.
This Month Last Year	91	\$31,089,138.	35	\$12,929,293.

Description	Total Listings Taken	Inventory
This Month	198	2093
Last Month	292	2271
This Month Last Year	136	1370

Quick Summary Part 2

	<u>Description</u>	<u>This Month</u>
Year = 2008		
Month = 12		
Area = NO		
7	Ratio of Sales vs. Inventory	2.25%
8	Condo/Apt -- Sales	4
9	Condo/Apt -- New Listings	24
10	Condo/Apt -- Current Inventory	141
11	Condo/Apt -- Sell/Inv. Ratio	2.84%
12	Condo/Apt -- Days to Sell	117
13	Condo/Townhouse -- Sales	7
14	Condo/Townhouse -- New Listings	28
15	Condo/Townhouse -- Current Inventory	198
16	Condo/Townhouse -- Sell/Inv. Ratio	3.54%
17	Condo/Townhouse -- Days to Sell	73
18	Lots -- Sales	4
19	Lots -- New Listings	23
20	Lots -- Current Inventory	489
21	Lots -- Sell/Inv. Ratio	0.82%
22	Lots -- Days to Sell	77
23	Residential -- Sales	24
24	Residential -- New Listings	76
25	Residential -- Current Inventory	629
26	Residential -- Sell/Inv. Ratio	3.82%
27	Residential -- Days to Sell	89
28	Average House Price	\$375,370.84
29	Median House Price	\$356,950.

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%
Zone = NO									
1 Acreage/House	13	14	-7.14%	492	458	7.42%	183	131	39.69%
2 Duplex	7	6	16.67%	123	113	8.85%	38	25	52.00%
3 Mobile Home	5	7	-28.57%	223	207	7.73%	76	52	46.15%
4 Recreational	3	1	200.00%	59	85	-30.59%	38	33	15.15%
5 Residential	76	46	65.22%	1998	1665	20.00%	629	335	87.76%
6 Residential WF	4	1	300.00%	84	65	29.23%	42	20	110.00%
7 3/4-Plex	0	1	-100.00%	19	22	-13.64%	10	6	66.67%
8 Timeshare	0	0	0.00%	0	2	-100.00%	2	4	-50.00%
9 Apartment	24	13	84.62%	358	260	37.69%	141	68	107.35%
10 Townhouse	28	14	100.00%	518	482	7.47%	198	105	88.57%
11 RES. TOTAL	160	103	55.34%	3874	3359	15.33%	1357	779	74.20%
12 FARMS	4	3	33.33%	86	85	1.18%	45	49	-8.16%
13 MULTIFAMILY	0	0	0.00%	17	16	6.25%	11	4	175.00%
14 Acreage	8	4	100.00%	211	205	2.93%	161	155	3.87%
15 Acreage WF	0	0	0.00%	22	16	37.50%	9	13	-30.77%
16 Lots	15	12	25.00%	404	371	8.89%	299	199	50.25%
17 Lots WF	0	0	0.00%	25	26	-3.85%	20	10	100.00%
18 LOTS TOTAL	23	16	43.75%	668	619	7.92%	489	377	29.71%
19 Business	0	5	-100.00%	112	104	7.69%	68	57	19.30%
20 Commercial	2	4	-50.00%	93	71	30.99%	51	44	15.91%
21 Land	3	1	200.00%	44	45	-2.22%	43	31	38.71%
22 Leases	6	4	50.00%	62	53	16.98%	28	29	-3.45%
23 IC&I TOTAL	11	14	-21.43%	311	273	13.92%	190	161	18.01%
24 GRAND TOTAL	198	136	45.59%	4958	4352	13.92%	2093	1370	52.77%

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 = NO								
1 Acreage/House	1	10	-90.00%	\$300,000.	\$4,610,050.	-93.49%	90.63%	93.16%
2 Duplex	1	3	-66.67%	\$115,000.	\$1,073,150.	-89.28%	96.23%	95.67%
3 Mobile Home	2	4	-50.00%	\$183,000.	\$560,700.	-67.36%	64.77%	94.29%
4 Recreational	0	3	-100.00%	\$0.	\$2,886,500.	0.00%	0.00%	90.20%
5 Residential	24	35	-31.43%	\$9,008,900.	\$12,929,293.	-30.32%	90.33%	95.23%
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	4	8	-50.00%	\$722,000.	\$1,530,000.	-52.81%	89.96%	96.76%
10 Townhouse	7	9	-22.22%	\$1,635,000.	\$2,194,644.25	-25.50%	87.85%	98.79%
11 RES. TOTAL	39	72	-45.83%	\$11,963,900.	\$25,784,338.	-53.60%	88.69%	95.32%
12 FARMS	0	1	-100.00%	\$0.	\$546,000.	0.00%	0.00%	86.80%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	1	3	-66.67%	\$200,000.	\$1,145,900.	-82.55%	66.88%	96.57%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	3	11	-72.73%	\$597,000.	\$2,341,400.	-74.50%	97.56%	94.32%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	4	14	-71.43%	\$797,000.	\$3,487,300.	-77.15%	89.89%	94.80%
19 Business	1	2	-50.00%	\$7,850.	\$421,500.	-98.14%	52.68%	89.62%
20 Commercial	2	1	100.00%	\$595,000.	\$600,000.	-0.83%	83.40%	92.44%
21 Land	0	1	-100.00%	\$0.	\$250,000.	0.00%	0.00%	86.20%
22 Leases	1	0	0.00%	\$16.	\$0.	0.00%	133.33%	0.00%
23 IC&I TOTAL	4	4	0.00%	\$602,866.	\$1,271,500.	-52.59%	88.20%	89.47%
24 GRAND TOTAL	47	91	-48.35%	\$13,363,766.	\$31,089,138.	-57.01%	88.75%	94.89%

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 = NO								
1 Acreage/House	126	217	-41.94%	\$74,126,200.	\$112,439,200.	-34.07%	92.71%	94.84%
2 Duplex	50	68	-26.47%	\$18,244,200.	\$19,153,934.	-4.75%	96.21%	96.81%
3 Mobile Home	105	143	-26.57%	\$12,235,000.	\$14,668,650.	-16.59%	88.49%	93.04%
4 Recreational	10	38	-73.68%	\$2,555,777.	\$21,956,700.	-88.36%	89.61%	94.73%
5 Residential	696	1148	-39.37%	\$274,724,640.	\$429,403,296.	-36.02%	94.17%	96.98%
6 Residential WF	10	24	-58.33%	\$14,034,500.	\$30,913,400.	-54.60%	86.06%	90.59%
7 3/4-Plex	2	15	-86.67%	\$728,000.	\$4,111,340.	-82.29%	91.72%	96.20%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	108	192	-43.75%	\$21,962,012.	\$35,192,076.	-37.59%	94.36%	97.87%
10 Townhouse	206	340	-39.41%	\$59,387,952.	\$90,101,248.	-34.09%	95.87%	98.40%
11 RES. TOTAL	1313	2185	-39.91%	\$477,998,272.	\$757,939,840.	-36.93%	93.84%	96.69%
12 FARMS	12	13	-7.69%	\$10,897,650.	\$9,025,000.	20.75%	91.07%	91.82%
13 MULTIFAMILY	1	14	-92.86%	\$610,000.	\$8,735,000.	-93.02%	84.13%	96.85%
14 Acreage	37	60	-38.33%	\$17,605,600.	\$18,485,000.	-4.76%	89.29%	96.28%
15 Acreage WF	5	4	25.00%	\$2,080,000.	\$2,557,500.	-18.67%	88.21%	89.44%
16 Lots	65	180	-63.89%	\$13,626,124.	\$35,106,660.	-61.19%	95.17%	95.65%
17 Lots WF	2	4	-50.00%	\$89,830.	\$3,739,500.	-97.60%	98.25%	94.06%
18 LOTS TOTAL	110	249	-55.82%	\$33,856,552.	\$60,198,660.	-43.76%	92.95%	95.68%
19 Business	15	19	-21.05%	\$8,387,350.	\$6,599,754.	27.09%	83.41%	72.34%
20 Commercial	24	25	-4.00%	\$20,158,964.	\$17,360,900.	16.12%	90.32%	92.02%
21 Land	8	10	-20.00%	\$9,012,000.	\$12,301,800.	-26.74%	86.03%	87.25%
22 Leases	19	12	58.33%	\$1,484,574.75	\$1,253,040.	18.48%	116.66%	100.00%
23 IC&I TOTAL	66	66	0.00%	\$39,042,888.	\$37,515,496.	4.07%	88.58%	85.30%
24 GRAND TOTAL	1502	2527	-40.56%	\$562,405,376.	\$873,414,016.	-35.61%	93.57%	96.30%

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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 = NO									
1 Acreage/House	\$300,000.	\$461,005.	-34.92%	\$300,000.	\$456,750.	-34.32%	137	137	0.00%
2 Duplex	\$115,000.	\$357,716.65	-67.85%	\$115,000.	\$315,000.	-63.49%	10	69	-85.51%
3 Mobile Home	\$91,500.	\$140,175.	-34.72%	\$91,500.	\$150,350.	-39.14%	125	62	101.61%
4 Recreational	\$0.	\$962,166.68	0.00%	\$0.	\$453,000.	0.00%	0	325	0.00%
5 Residential	\$375,370.84	\$369,408.37	1.61%	\$356,950.	\$340,000.	4.99%	89	70	27.14%
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	\$180,500.	\$191,250.	-5.62%	\$166,000.	\$199,000.	-16.58%	117	38	207.89%
10 Townhouse	\$233,571.42	\$243,849.34	-4.21%	\$210,000.	\$249,900.	-15.97%	73	73	0.00%
11 RES. TOTAL	\$306,766.65	\$358,115.78	-14.34%	\$295,000.	\$312,450.	-5.58%	90	86	4.65%
12 FARMS	\$0.	\$546,000.	0.00%	\$0.	\$546,000.	0.00%	0	414	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$200,000.	\$381,966.65	-47.64%	\$200,000.	\$264,900.	-24.50%	278	93	198.92%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$199,000.	\$212,854.54	-6.51%	\$197,000.	\$225,000.	-12.44%	10	242	-95.87%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$199,250.	\$249,092.85	-20.01%	\$198,500.	\$233,750.	-15.08%	77	210	-63.33%
19 Business	\$7,850.	\$210,750.	-96.28%	\$7,850.	\$210,750.	-96.28%	60	138	-56.52%
20 Commercial	\$297,500.	\$600,000.	-50.42%	\$297,500.	\$600,000.	-50.42%	60	111	-45.95%
21 Land	\$0.	\$250,000.	0.00%	\$0.	\$250,000.	0.00%	0	17	0.00%
22 Leases	\$16.	\$0.	0.00%	\$16.	\$0.	0.00%	17	0	0.00%
23 IC&I TOTAL	\$150,716.50	\$317,875.	-52.59%	\$123,925.	\$325,000.	-61.87%	49	101	-51.49%
24 GRAND TOTAL	\$284,335.43	\$341,638.87	-16.77%	\$270,000.	\$302,000.	-10.60%	85	110	-22.73%

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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 = NO									
1 Acreage/House	\$588,303.18	\$518,153.	13.54%	\$537,500.	\$482,000.	11.51%	108	98	10.20%
2 Duplex	\$364,884.	\$281,675.50	29.54%	\$318,500.	\$257,000.	23.93%	70	51	37.25%
3 Mobile Home	\$116,523.81	\$102,577.96	13.60%	\$112,000.	\$82,500.	35.76%	91	67	35.82%
4 Recreational	\$255,577.70	\$577,807.87	-55.77%	\$257,738.50	\$526,750.	-51.07%	107	125	-14.40%
5 Residential	\$394,719.31	\$374,044.68	5.53%	\$376,000.	\$348,000.	8.05%	77	70	10.00%
6 Residential WF	\$1,403,450.	\$1,288,058.37	8.96%	\$924,500.	\$1,352,500.	-31.65%	133	127	4.72%
7 3/4-Plex	\$364,000.	\$274,089.34	32.80%	\$364,000.	\$188,000.	93.62%	165	65	153.85%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$203,351.96	\$183,292.06	10.94%	\$189,500.	\$162,125.	16.89%	92	62	48.39%
10 Townhouse	\$288,291.03	\$265,003.68	8.79%	\$255,500.	\$258,250.	-1.06%	77	67	14.93%
11 RES. TOTAL	\$364,050.46	\$346,883.21	4.95%	\$337,000.	\$314,800.	7.05%	83	73	13.70%
12 FARMS	\$908,137.50	\$694,230.75	30.81%	\$720,000.	\$730,000.	-1.37%	113	141	-19.86%
13 MULTIFAMILY	\$610,000.	\$623,928.56	-2.23%	\$610,000.	\$405,500.	50.43%	17	116	-85.34%
14 Acreage	\$475,827.03	\$308,083.34	54.45%	\$316,000.	\$247,950.	27.45%	181	137	32.12%
15 Acreage WF	\$416,000.	\$639,375.	-34.94%	\$285,000.	\$587,500.	-51.49%	120	147	-18.37%
16 Lots	\$209,632.67	\$195,037.	7.48%	\$225,000.	\$169,000.	33.14%	239	169	41.42%
17 Lots WF	\$44,915.	\$934,875.	-95.20%	\$44,915.	\$907,500.	-95.05%	53	95	-44.21%
18 LOTS TOTAL	\$307,786.84	\$241,761.68	27.31%	\$237,500.	\$195,000.	21.79%	208	161	29.19%
19 Business	\$559,156.68	\$347,355.46	60.98%	\$190,000.	\$880,000.	-78.41%	164	194	-15.46%
20 Commercial	\$839,956.87	\$694,436.	20.96%	\$497,000.	\$275,000.	80.73%	141	166	-15.06%
21 Land	\$1,126,500.	\$1,230,180.	-8.43%	\$1,792,500.	\$1,652,500.	8.47%	227	171	32.75%
22 Leases	\$78,135.50	\$104,420.	-25.17%	\$11,460.	\$7,155.50	60.16%	173	216	-19.91%
23 IC&I TOTAL	\$591,558.93	\$568,416.56	4.07%	\$285,000.	\$282,500.	0.88%	166	184	-9.78%
24 GRAND TOTAL	\$374,437.65	\$345,632.75	8.33%	\$330,000.	\$305,000.	8.20%	96	85	12.94%

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