

# **North Zone Monthly Statistics**

April 2008

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 = 2008</b>						
<b>Month = April</b>						
<b>Area = Central Zone</b>						
1 Units Listed	1329	917	44.93%	4645	3714	25.07%
2 Units Sold	476	663	-28.21%	1684	2100	-19.81%
3 Sales Volume	\$230,175,712.	\$260,039,632.	-11.48%	\$736,834,496.	\$810,934,912.	-9.14%
4 List/Sell Ratio	95.89%	97.07%		96.24%	96.85%	
5 Days to Sell	70	65	7.69%	73	71	2.82%
6 Active Listings	4311	2972	45.05%			
<b>Area = North Zone</b>						
1 Units Listed	571	493	15.82%	1738	1524	14.04%
2 Units Sold	181	265	-31.70%	637	801	-20.47%
3 Sales Volume	\$69,498,016.	\$84,800,504.	-18.05%	\$239,651,616.	\$249,484,320.	-3.94%
4 List/Sell Ratio	96.13%	96.18%		96.10%	96.25%	
5 Days to Sell	86	74	16.22%	95	87	9.20%
6 Active Listings	1854	1599	15.95%			
<b>Area = Shuswap Zone</b>						
1 Units Listed	436	238	83.19%	1204	855	40.82%
2 Units Sold	103	171	-39.77%	323	483	-33.13%
3 Sales Volume	\$31,813,154.	\$53,056,280.	-40.04%	\$100,780,744.	\$139,919,152.	-27.97%
4 List/Sell Ratio	94.11%	96.08%		94.70%	95.54%	
5 Days to Sell	84	101	-16.83%	102	116	-12.07%
6 Active Listings	1443	879	64.16%			
<b>Area = Grand Total</b>						
1 Units Listed	2336	1648	41.75%	7587	6093	24.52%
2 Units Sold	760	1099	-30.85%	2644	3384	-21.87%
3 Sales Volume	\$331,486,880.	\$397,896,416.	-16.69%	\$1,077,266,816.	\$1,200,338,432.	-10.25%
4 List/Sell Ratio	95.71%	96.70%		96.02%	96.52%	
5 Days to Sell	76	73	4.11%	82	81	1.23%
6 Active Listings	7608	5450	39.60%			

# Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	181	\$69,498,016.	86	\$34,075,700.
Last Month	161	\$61,848,408.	62	\$23,854,232.
This Month Last Year	265	\$84,800,504.	116	\$43,200,384.

Description	Total Listings Taken	Inventory
This Month	571	1854
Last Month	434	1647
This Month Last Year	493	1599

# Quick Summary Part 2

	<u>Description</u>	<u>This Month</u>
Year = 2008		
Month = 4		
Area = NO		
7	Ratio of Sales vs. Inventory	9.76%
8	Condo/Apt -- Sales	15
9	Condo/Apt -- New Listings	29
10	Condo/Apt -- Current Inventory	114
11	Condo/Apt -- Sell/Inv. Ratio	13.16%
12	Condo/Apt -- Days to Sell	81
13	Condo/Townhouse -- Sales	25
14	Condo/Townhouse -- New Listings	76
15	Condo/Townhouse -- Current Inventory	153
16	Condo/Townhouse -- Sell/Inv. Ratio	16.34%
17	Condo/Townhouse -- Days to Sell	69
18	Lots -- Sales	13
19	Lots -- New Listings	90
20	Lots -- Current Inventory	394
21	Lots -- Sell/Inv. Ratio	3.30%
22	Lots -- Days to Sell	270
23	Residential -- Sales	86
24	Residential -- New Listings	228
25	Residential -- Current Inventory	554
26	Residential -- Sell/Inv. Ratio	15.52%
27	Residential -- Days to Sell	65
28	Average House Price	\$396,229.06
29	Median House Price	\$378,000.

## 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 = NO</b>									
1 Acreage/House	64	54	18.52%	182	145	25.52%	216	155	39.35%
2 Duplex	11	20	-45.00%	43	46	-6.52%	27	29	-6.90%
3 Mobile Home	17	22	-22.73%	74	73	1.37%	64	44	45.45%
4 Recreational	10	13	-23.08%	18	33	-45.45%	32	44	-27.27%
5 Residential	228	171	33.33%	680	574	18.47%	554	430	28.84%
6 Residential WF	9	9	0.00%	29	22	31.82%	37	26	42.31%
7 3/4-Plex	4	3	33.33%	7	6	16.67%	10	4	150.00%
8 Timeshare	0	0	0.00%	0	0	0.00%	2	3	-33.33%
9 Apartment	29	17	70.59%	143	93	53.76%	114	64	78.13%
10 Townhouse	76	72	5.56%	180	195	-7.69%	153	144	6.25%
11 RES. TOTAL	448	381	17.59%	1356	1187	14.24%	1209	943	28.21%
12 FARMS	4	6	-33.33%	40	23	73.91%	58	49	18.37%
13 MULTIFAMILY	3	1	200.00%	7	5	40.00%	6	5	20.00%
14 Acreage	28	17	64.71%	81	58	39.66%	160	120	33.33%
15 Acreage WF	2	1	100.00%	8	3	166.67%	14	5	180.00%
16 Lots	59	62	-4.84%	125	140	-10.71%	211	282	-25.18%
17 Lots WF	1	8	-87.50%	5	13	-61.54%	9	14	-35.71%
18 LOTS TOTAL	90	88	2.27%	220	214	2.80%	394	421	-6.41%
19 Business	13	8	62.50%	44	42	4.76%	73	74	-1.35%
20 Commercial	6	4	50.00%	32	22	45.45%	54	39	38.46%
21 Land	5	3	66.67%	19	14	35.71%	32	40	-20.00%
22 Leases	1	2	-50.00%	19	17	11.76%	28	28	0.00%
23 IC&I TOTAL	25	17	47.06%	114	95	20.00%	187	181	3.31%
24 GRAND TOTAL	571	493	15.82%	1738	1524	14.04%	1854	1599	15.95%

## 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 = NO</b>								
1 Acreage/House	13	21	-38.10%	\$8,438,000.	\$11,018,200.	-23.42%	94.19%	95.07%
2 Duplex	9	4	125.00%	\$3,247,800.	\$1,094,900.	196.63%	97.33%	99.31%
3 Mobile Home	10	23	-56.52%	\$1,166,500.	\$2,380,300.	-50.99%	93.45%	94.25%
4 Recreational	1	5	-80.00%	\$123,000.	\$3,106,700.	-96.04%	96.09%	99.03%
5 Residential	86	116	-25.86%	\$34,075,700.	\$43,200,384.	-21.12%	96.63%	96.51%
6 Residential WF	1	0	0.00%	\$3,100,000.	\$0.	0.00%	100.00%	0.00%
7 3/4-Plex	1	3	-66.67%	\$338,000.	\$776,500.	-56.47%	96.59%	95.49%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	15	21	-28.57%	\$3,226,912.50	\$3,951,900.	-18.35%	96.23%	96.35%
10 Townhouse	25	32	-21.88%	\$7,209,600.	\$7,262,300.	-0.73%	97.87%	95.41%
11 RES. TOTAL	161	225	-28.44%	\$60,925,512.	\$72,791,184.	-16.30%	96.45%	96.06%
12 FARMS	1	0	0.00%	\$890,000.	\$0.	0.00%	100.00%	0.00%
13 MULTIFAMILY	0	1	-100.00%	\$0.	\$1,400,000.	0.00%	0.00%	100.71%
14 Acreage	4	5	-20.00%	\$1,686,000.	\$1,600,000.	5.38%	95.67%	94.34%
15 Acreage WF	1	1	0.00%	\$450,000.	\$900,000.	-50.00%	90.90%	75.00%
16 Lots	8	29	-72.41%	\$1,875,900.	\$5,209,310.	-63.99%	93.73%	98.01%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	13	35	-62.86%	\$4,011,900.	\$7,709,310.	-47.96%	94.11%	96.83%
19 Business	1	0	0.00%	\$615,000.	\$0.	0.00%	94.76%	0.00%
20 Commercial	3	3	0.00%	\$2,785,000.	\$2,900,000.	-3.97%	87.46%	94.60%
21 Land	1	0	0.00%	\$213,000.	\$0.	0.00%	94.66%	0.00%
22 Leases	1	1	0.00%	\$57,600.	\$10.	575900.00%	0.00%	100.00%
23 IC&I TOTAL	6	4	50.00%	\$3,670,600.	\$2,900,010.	26.57%	90.36%	95.95%
24 GRAND TOTAL	181	265	-31.70%	\$69,498,016.	\$84,800,504.	-18.05%	96.13%	96.18%

**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 = NO</b>								
1 Acreage/House	50	59	-15.25%	\$30,068,500.	\$28,033,450.	7.26%	95.49%	95.37%
2 Duplex	32	21	52.38%	\$11,893,700.	\$6,178,833.	92.49%	96.68%	97.01%
3 Mobile Home	43	50	-14.00%	\$5,639,400.	\$5,160,100.	9.29%	92.12%	92.54%
4 Recreational	2	10	-80.00%	\$671,000.	\$7,760,700.	-91.35%	96.19%	96.58%
5 Residential	277	366	-24.32%	\$108,203,016.	\$129,110,984.	-16.19%	96.32%	96.72%
6 Residential WF	2	3	-33.33%	\$3,350,000.	\$4,478,900.	-25.20%	89.12%	90.39%
7 3/4-Plex	1	5	-80.00%	\$338,000.	\$1,203,000.	-71.90%	96.59%	96.48%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	50	75	-33.33%	\$10,227,212.	\$12,999,350.	-21.33%	97.16%	96.55%
10 Townhouse	93	112	-16.96%	\$25,907,376.	\$26,059,010.	-0.58%	97.89%	96.86%
11 RES. TOTAL	550	701	-21.54%	\$196,298,208.	\$220,984,320.	-11.17%	96.26%	96.29%
12 FARMS	6	3	100.00%	\$4,022,500.	\$2,085,000.	92.93%	94.80%	86.54%
13 MULTIFAMILY	1	7	-85.71%	\$610,000.	\$4,879,000.	-87.50%	84.13%	96.42%
14 Acreage	18	17	5.88%	\$9,403,900.	\$3,843,000.	144.70%	96.40%	98.69%
15 Acreage WF	1	2	-50.00%	\$450,000.	\$1,565,000.	-71.25%	90.90%	82.43%
16 Lots	33	55	-40.00%	\$7,419,374.	\$9,200,410.	-19.36%	98.95%	97.21%
17 Lots WF	1	1	0.00%	\$59,830.	\$1,200,000.	-95.01%	96.50%	85.71%
18 LOTS TOTAL	53	75	-29.33%	\$17,333,104.	\$15,808,410.	9.64%	97.88%	97.00%
19 Business	7	2	250.00%	\$5,274,500.	\$229,770.	2195.56%	85.49%	66.52%
20 Commercial	13	5	160.00%	\$12,278,965.	\$3,875,000.	216.88%	90.13%	95.07%
21 Land	3	1	200.00%	\$2,933,000.	\$457,000.	541.79%	91.10%	97.25%
22 Leases	4	7	-42.86%	\$901,350.	\$1,165,819.	-22.69%	100.00%	100.00%
23 IC&I TOTAL	27	15	80.00%	\$21,387,816.	\$5,727,589.	273.42%	89.31%	90.56%
24 GRAND TOTAL	637	801	-20.47%	\$239,651,616.	\$249,484,320.	-3.94%	96.10%	96.25%

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 = NO</b>									
1 Acreage/House	\$649,076.93	\$524,676.18	23.71%	\$550,000.	\$475,000.	15.79%	101	100	1.00%
2 Duplex	\$360,866.65	\$273,725.	31.84%	\$339,000.	\$232,950.	45.52%	52	16	225.00%
3 Mobile Home	\$116,650.	\$103,491.30	12.71%	\$86,500.	\$86,500.	0.00%	73	68	7.35%
4 Recreational	\$123,000.	\$621,340.	-80.20%	\$123,000.	\$614,700.	-79.99%	15	105	-85.71%
5 Residential	\$396,229.06	\$372,417.12	6.39%	\$378,000.	\$356,500.	6.03%	65	72	-9.72%
6 Residential WF	\$3,100,000.	\$0.	0.00%	\$3,100,000.	\$0.	0.00%	0	0	0.00%
7 3/4-Plex	\$338,000.	\$258,833.32	30.59%	\$338,000.	\$175,000.	93.14%	35	99	-64.65%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$215,127.50	\$188,185.71	14.32%	\$210,000.	\$170,000.	23.53%	81	62	30.65%
10 Townhouse	\$288,384.	\$226,946.87	27.07%	\$245,000.	\$231,500.	5.83%	69	44	56.82%
11 RES. TOTAL	\$378,419.34	\$323,516.37	16.97%	\$340,000.	\$325,000.	4.62%	69	69	0.00%
12 FARMS	\$890,000.	\$0.	0.00%	\$890,000.	\$0.	0.00%	61	0	0.00%
13 MULTIFAMILY	\$0.	\$1,400,000.	0.00%	\$0.	\$1,400,000.	0.00%	0	259	0.00%
14 Acreage	\$421,500.	\$320,000.	31.72%	\$318,500.	\$315,000.	1.11%	329	81	306.17%
15 Acreage WF	\$450,000.	\$900,000.	-50.00%	\$450,000.	\$900,000.	-50.00%	33	244	-86.48%
16 Lots	\$234,487.50	\$179,631.37	30.54%	\$249,250.	\$165,000.	51.06%	269	75	258.67%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$308,607.68	\$220,266.	40.11%	\$256,500.	\$179,000.	43.30%	270	81	233.33%
19 Business	\$615,000.	\$0.	0.00%	\$615,000.	\$0.	0.00%	327	0	0.00%
20 Commercial	\$928,333.31	\$966,666.68	-3.97%	\$575,000.	\$2,050,000.	-71.95%	125	313	-60.06%
21 Land	\$213,000.	\$0.	0.00%	\$213,000.	\$0.	0.00%	176	0	0.00%
22 Leases	\$57,600.	\$10.	575900.00%	\$57,600.	\$10.	575900.00%	91	101	-9.90%
23 IC&I TOTAL	\$611,766.68	\$725,002.50	-15.62%	\$525,000.	\$425,000.	23.53%	161	260	-38.08%
24 GRAND TOTAL	\$383,966.90	\$320,001.90	19.99%	\$339,500.	\$303,000.	12.05%	86	74	16.22%

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 = NO</b>									
1 Acreage/House	\$601,370.	\$475,143.21	26.57%	\$525,000.	\$440,000.	19.32%	100	114	-12.28%
2 Duplex	\$371,678.12	\$294,230.15	26.32%	\$327,500.	\$267,000.	22.66%	63	48	31.25%
3 Mobile Home	\$131,148.84	\$103,202.	27.08%	\$140,000.	\$83,050.	68.57%	89	78	14.10%
4 Recreational	\$335,500.	\$776,070.	-56.77%	\$335,500.	\$707,500.	-52.58%	43	150	-71.33%
5 Residential	\$390,624.59	\$352,762.25	10.73%	\$377,000.	\$340,000.	10.88%	72	81	-11.11%
6 Residential WF	\$1,675,000.	\$1,492,966.62	12.19%	\$1,675,000.	\$1,500,000.	11.67%	49	196	-75.00%
7 3/4-Plex	\$338,000.	\$240,600.	40.48%	\$338,000.	\$180,000.	87.78%	35	98	-64.29%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$204,544.25	\$173,324.67	18.01%	\$186,350.	\$157,000.	18.69%	75	62	20.97%
10 Townhouse	\$278,573.93	\$232,669.71	19.73%	\$246,500.	\$225,000.	9.56%	76	53	43.40%
11 RES. TOTAL	\$356,905.81	\$315,241.56	13.22%	\$332,250.	\$290,000.	14.57%	76	78	-2.56%
12 FARMS	\$670,416.68	\$695,000.	-3.54%	\$757,500.	\$775,000.	-2.26%	71	97	-26.80%
13 MULTIFAMILY	\$610,000.	\$697,000.	-12.48%	\$610,000.	\$386,000.	58.03%	17	119	-85.71%
14 Acreage	\$522,438.87	\$226,058.82	131.11%	\$342,500.	\$195,000.	75.64%	164	131	25.19%
15 Acreage WF	\$450,000.	\$782,500.	-42.49%	\$450,000.	\$782,500.	-42.49%	33	203	-83.74%
16 Lots	\$224,829.51	\$167,280.18	34.40%	\$235,000.	\$150,000.	56.67%	345	143	141.26%
17 Lots WF	\$59,830.	\$1,200,000.	-95.01%	\$59,830.	\$1,200,000.	-95.01%	51	17	200.00%
18 LOTS TOTAL	\$327,039.68	\$210,778.79	55.16%	\$250,000.	\$160,000.	56.25%	272	140	94.29%
19 Business	\$753,500.	\$114,885.	555.87%	\$57,000.	\$114,885.	-50.39%	145	207	-29.95%
20 Commercial	\$944,535.75	\$775,000.	21.88%	\$725,000.	\$275,000.	163.64%	103	222	-53.60%
21 Land	\$977,666.68	\$457,000.	113.93%	\$213,000.	\$457,000.	-53.39%	247	207	19.32%
22 Leases	\$225,337.50	\$166,545.57	35.30%	\$31,875.	\$60,000.	-46.88%	197	275	-28.36%
23 IC&I TOTAL	\$792,141.31	\$381,839.28	107.45%	\$538,000.	\$125,000.	330.40%	144	244	-40.98%
24 GRAND TOTAL	\$376,219.18	\$311,466.06	20.79%	\$330,000.	\$276,000.	19.57%	95	87	9.20%

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