

North Zone Monthly Statistics

May 2008

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

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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
Year = 2008						
Month = May						
Area = Central Zone						
1 Units Listed	1452	993	46.22%	6096	4707	29.51%
2 Units Sold	428	699	-38.77%	2114	2799	-24.47%
3 Sales Volume	\$189,412,192.	\$276,530,144.	-31.50%	\$926,536,448.	\$1,087,465,088.	-14.80%
4 List/Sell Ratio	95.12%	96.87%		96.06%	96.86%	
5 Days to Sell	73	67	8.96%	73	70	4.29%
6 Active Listings	4709	2914	61.60%			
Area = North Zone						
1 Units Listed	547	429	27.51%	2286	1953	17.05%
2 Units Sold	155	320	-51.56%	793	1121	-29.26%
3 Sales Volume	\$56,042,572.	\$104,460,312.	-46.35%	\$296,319,584.	\$353,944,640.	-16.28%
4 List/Sell Ratio	94.91%	97.01%		95.87%	96.47%	
5 Days to Sell	80	96	-16.67%	92	90	2.22%
6 Active Listings	2082	1558	33.63%			
Area = Shuswap Zone						
1 Units Listed	373	329	13.37%	1577	1184	33.19%
2 Units Sold	124	182	-31.87%	447	665	-32.78%
3 Sales Volume	\$46,642,580.	\$61,673,536.	-24.37%	\$147,423,328.	\$201,592,688.	-26.87%
4 List/Sell Ratio	93.61%	97.36%		94.40%	96.04%	
5 Days to Sell	94	108	-12.96%	100	114	-12.28%
6 Active Listings	1597	961	66.18%			
Area = Grand Total						
1 Units Listed	2372	1751	35.47%	9959	7844	26.96%
2 Units Sold	707	1201	-41.13%	3354	4585	-26.85%
3 Sales Volume	\$292,097,344.	\$442,664,000.	-34.01%	\$1,370,279,424.	\$1,643,002,368.	-16.60%
4 List/Sell Ratio	94.81%	96.99%		95.79%	96.64%	
5 Days to Sell	78	81	-3.70%	81	81	0.00%
6 Active Listings	8388	5433	54.39%			

Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	155	\$56,042,572.	75	\$30,108,100.
Last Month	182	\$70,123,416.	88	\$34,869,600.
This Month Last Year	320	\$104,460,312.	140	\$51,938,124.

Description	Total Listings Taken	Inventory
This Month	547	2082
Last Month	572	1854
This Month Last Year	429	1558

Quick Summary Part 2

	Description	This Month
Year = 2008		
Month = 5		
Area = NO		
7	Ratio of Sales vs. Inventory	7.45%
8	Condo/Apt -- Sales	10
9	Condo/Apt -- New Listings	31
10	Condo/Apt -- Current Inventory	123
11	Condo/Apt -- Sell/Inv. Ratio	8.13%
12	Condo/Apt -- Days to Sell	77
13	Condo/Townhouse -- Sales	21
14	Condo/Townhouse -- New Listings	46
15	Condo/Townhouse -- Current Inventory	166
16	Condo/Townhouse -- Sell/Inv. Ratio	12.65%
17	Condo/Townhouse -- Days to Sell	38
18	Lots -- Sales	10
19	Lots -- New Listings	78
20	Lots -- Current Inventory	434
21	Lots -- Sell/Inv. Ratio	2.30%
22	Lots -- Days to Sell	166
23	Residential -- Sales	75
24	Residential -- New Listings	226
25	Residential -- Current Inventory	657
26	Residential -- Sell/Inv. Ratio	11.42%
27	Residential -- Days to Sell	59
28	Average House Price	\$401,441.34
29	Median House Price	\$375,000.

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%
Zone = NO									
1 Acreage/House	65	50	30.00%	246	195	26.15%	248	165	50.30%
2 Duplex	15	8	87.50%	57	54	5.56%	30	27	11.11%
3 Mobile Home	28	17	64.71%	102	90	13.33%	74	33	124.24%
4 Recreational	6	10	-40.00%	24	43	-44.19%	37	40	-7.50%
5 Residential	226	152	48.68%	909	726	25.21%	657	399	64.66%
6 Residential WF	7	11	-36.36%	36	33	9.09%	39	34	14.71%
7 3/4-Plex	2	5	-60.00%	9	11	-18.18%	10	6	66.67%
8 Timeshare	0	0	0.00%	0	0	0.00%	2	3	-33.33%
9 Apartment	31	20	55.00%	174	113	53.98%	123	55	123.64%
10 Townhouse	46	61	-24.59%	226	256	-11.72%	166	141	17.73%
11 RES. TOTAL	426	334	27.54%	1783	1521	17.23%	1386	903	53.49%
12 FARMS	8	12	-33.33%	48	35	37.14%	62	52	19.23%
13 MULTIFAMILY	0	3	-100.00%	7	8	-12.50%	6	5	20.00%
14 Acreage	18	28	-35.71%	98	86	13.95%	161	138	16.67%
15 Acreage WF	5	3	66.67%	14	6	133.33%	18	8	125.00%
16 Lots	48	22	118.18%	173	162	6.79%	242	257	-5.84%
17 Lots WF	4	3	33.33%	9	16	-43.75%	13	15	-13.33%
18 LOTS TOTAL	78	56	39.29%	298	270	10.37%	434	418	3.83%
19 Business	10	10	0.00%	54	52	3.85%	71	72	-1.39%
20 Commercial	11	5	120.00%	43	27	59.26%	57	41	39.02%
21 Land	2	4	-50.00%	21	18	16.67%	33	37	-10.81%
22 Leases	12	5	140.00%	31	22	40.91%	33	30	10.00%
23 IC&I TOTAL	35	24	45.83%	149	119	25.21%	194	180	7.78%
24 GRAND TOTAL	547	429	27.51%	2286	1953	17.05%	2082	1558	33.63%

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	8	27	-70.37%	\$4,797,900.	\$13,523,500.	-64.52%	97.27%	95.69%
2 Duplex	7	6	16.67%	\$2,040,500.	\$1,436,000.	42.10%	97.56%	95.32%
3 Mobile Home	15	25	-40.00%	\$1,859,900.	\$2,486,750.	-25.21%	88.10%	91.92%
4 Recreational	1	4	-75.00%	\$351,800.	\$810,500.	-56.59%	93.81%	91.27%
5 Residential	75	140	-46.43%	\$30,108,100.	\$51,938,124.	-42.03%	95.33%	98.48%
6 Residential WF	1	2	-50.00%	\$1,695,000.	\$1,575,000.	7.62%	100.00%	93.75%
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	10	18	-44.44%	\$1,965,300.	\$3,131,700.	-37.24%	94.20%	105.57%
10 Townhouse	21	50	-58.00%	\$5,903,760.50	\$14,122,856.	-58.20%	97.46%	98.98%
11 RES. TOTAL	138	272	-49.26%	\$48,722,260.	\$89,024,432.	-45.27%	95.03%	97.95%
12 FARMS	0	4	-100.00%	\$0.	\$2,661,000.	0.00%	0.00%	97.31%
13 MULTIFAMILY	0	2	-100.00%	\$0.	\$1,105,000.	0.00%	0.00%	98.32%
14 Acreage	2	6	-66.67%	\$2,555,000.	\$1,432,500.	78.36%	91.33%	94.07%
15 Acreage WF	1	0	0.00%	\$205,000.	\$0.	0.00%	97.61%	0.00%
16 Lots	6	23	-73.91%	\$1,274,000.	\$3,989,900.	-68.07%	95.63%	96.59%
17 Lots WF	0	1	-100.00%	\$0.	\$865,000.	0.00%	0.00%	100.69%
18 LOTS TOTAL	10	31	-67.74%	\$4,489,000.	\$6,597,400.	-31.96%	95.11%	96.26%
19 Business	1	7	-85.71%	\$135,000.	\$3,733,484.	-96.38%	96.42%	66.21%
20 Commercial	2	2	0.00%	\$1,525,000.	\$1,115,000.	36.77%	90.94%	98.18%
21 Land	2	1	100.00%	\$1,074,000.	\$170,000.	531.76%	89.02%	74.23%
22 Leases	2	1	100.00%	\$97,310.	\$54,000.	80.20%	0.00%	0.00%
23 IC&I TOTAL	7	11	-36.36%	\$2,831,310.	\$5,072,484.	-44.18%	91.27%	73.41%
24 GRAND TOTAL	155	320	-51.56%	\$56,042,572.	\$104,460,312.	-46.35%	94.91%	97.01%

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	58	86	-32.56%	\$34,866,400.	\$41,556,952.	-16.10%	95.74%	95.47%
2 Duplex	39	27	44.44%	\$13,934,200.	\$7,614,833.	82.99%	96.84%	96.63%
3 Mobile Home	58	75	-22.67%	\$7,499,300.	\$7,646,850.	-1.93%	91.08%	92.34%
4 Recreational	3	14	-78.57%	\$1,022,800.	\$8,571,200.	-88.07%	95.40%	95.06%
5 Residential	354	506	-30.04%	\$139,105,008.	\$181,049,104.	-23.17%	96.12%	97.21%
6 Residential WF	3	5	-40.00%	\$5,045,000.	\$6,053,900.	-16.67%	92.74%	91.73%
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	60	93	-35.48%	\$12,192,512.	\$16,131,050.	-24.42%	96.67%	98.30%
10 Townhouse	113	162	-30.25%	\$31,642,638.	\$40,181,864.	-21.25%	97.82%	97.51%
11 RES. TOTAL	689	973	-29.19%	\$245,645,856.	\$310,008,768.	-20.76%	96.02%	96.75%
12 FARMS	6	7	-14.29%	\$4,022,500.	\$4,746,000.	-15.24%	94.80%	92.69%
13 MULTIFAMILY	1	9	-88.89%	\$610,000.	\$5,984,000.	-89.81%	84.13%	96.84%
14 Acreage	20	23	-13.04%	\$11,958,900.	\$5,275,500.	126.69%	95.89%	97.49%
15 Acreage WF	2	2	0.00%	\$655,000.	\$1,565,000.	-58.15%	94.25%	82.43%
16 Lots	39	78	-50.00%	\$8,693,374.	\$13,190,310.	-34.09%	98.44%	97.03%
17 Lots WF	1	2	-50.00%	\$59,830.	\$2,065,000.	-97.10%	96.50%	93.20%
18 LOTS TOTAL	63	106	-40.57%	\$21,822,104.	\$22,405,810.	-2.61%	97.44%	96.78%
19 Business	8	9	-11.11%	\$5,409,500.	\$3,963,254.	36.49%	86.85%	66.28%
20 Commercial	15	7	114.29%	\$13,803,965.	\$4,990,000.	176.63%	90.24%	95.96%
21 Land	5	2	150.00%	\$4,007,000.	\$627,000.	539.07%	90.27%	85.74%
22 Leases	6	8	-25.00%	\$998,660.	\$1,219,819.	-18.13%	100.00%	100.00%
23 IC&I TOTAL	34	26	30.77%	\$24,219,124.	\$10,800,073.	124.25%	89.65%	81.98%
24 GRAND TOTAL	793	1121	-29.26%	\$296,319,584.	\$353,944,640.	-16.28%	95.87%	96.47%

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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	\$599,737.50	\$500,870.37	19.74%	\$575,000.	\$490,000.	17.35%	53	90	-41.11%
2 Duplex	\$291,500.	\$239,333.32	21.80%	\$264,000.	\$224,750.	17.46%	101	43	134.88%
3 Mobile Home	\$123,993.33	\$99,470.	24.65%	\$112,000.	\$78,000.	43.59%	113	71	59.15%
4 Recreational	\$351,800.	\$202,625.	73.62%	\$351,800.	\$159,250.	120.91%	264	153	72.55%
5 Residential	\$401,441.34	\$370,986.59	8.21%	\$375,000.	\$337,250.	11.19%	59	72	-18.06%
6 Residential WF	\$1,695,000.	\$787,500.	115.24%	\$1,695,000.	\$787,500.	115.24%	14	109	-87.16%
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	\$196,530.	\$173,983.32	12.96%	\$195,000.	\$166,000.	17.47%	77	41	87.80%
10 Townhouse	\$281,131.43	\$282,457.12	-0.47%	\$248,000.	\$269,500.	-7.98%	38	80	-52.50%
11 RES. TOTAL	\$353,059.84	\$327,295.68	7.87%	\$337,500.	\$305,000.	10.66%	66	74	-10.81%
12 FARMS	\$0.	\$665,250.	0.00%	\$0.	\$477,500.	0.00%	0	146	0.00%
13 MULTIFAMILY	\$0.	\$552,500.	0.00%	\$0.	\$552,500.	0.00%	0	173	0.00%
14 Acreage	\$1,277,500.	\$238,750.	435.08%	\$1,277,500.	\$203,750.	526.99%	228	223	2.24%
15 Acreage WF	\$205,000.	\$0.	0.00%	\$205,000.	\$0.	0.00%	11	0	0.00%
16 Lots	\$212,333.32	\$173,473.90	22.40%	\$229,500.	\$145,000.	58.28%	196	206	-4.85%
17 Lots WF	\$0.	\$865,000.	0.00%	\$0.	\$865,000.	0.00%	0	107	0.00%
18 LOTS TOTAL	\$448,900.	\$212,819.35	110.93%	\$239,500.	\$168,000.	42.56%	166	210	-20.95%
19 Business	\$135,000.	\$533,354.87	-74.69%	\$135,000.	\$70,000.	92.86%	84	328	-74.39%
20 Commercial	\$762,500.	\$557,500.	36.77%	\$762,500.	\$557,500.	36.77%	375	291	28.87%
21 Land	\$537,000.	\$170,000.	215.88%	\$537,000.	\$170,000.	215.88%	354	149	137.58%
22 Leases	\$48,655.	\$54,000.	-9.90%	\$48,655.	\$54,000.	-9.90%	53	94	-43.62%
23 IC&I TOTAL	\$404,472.84	\$461,134.90	-12.29%	\$275,000.	\$95,000.	189.47%	235	284	-17.25%
24 GRAND TOTAL	\$361,564.96	\$326,438.46	10.76%	\$332,000.	\$294,250.	12.83%	80	96	-16.67%

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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	\$601,144.81	\$483,220.34	24.40%	\$525,000.	\$448,500.	17.06%	93	106	-12.26%
2 Duplex	\$357,287.18	\$282,030.84	26.68%	\$317,000.	\$240,283.14	31.93%	70	47	48.94%
3 Mobile Home	\$129,298.27	\$101,958.	26.82%	\$135,250.	\$79,600.	69.91%	95	75	26.67%
4 Recreational	\$340,933.34	\$612,228.56	-44.31%	\$351,800.	\$654,850.	-46.28%	117	151	-22.52%
5 Residential	\$392,952.03	\$357,804.56	9.82%	\$375,000.	\$340,000.	10.29%	69	79	-12.66%
6 Residential WF	\$1,681,666.62	\$1,210,780.	38.89%	\$1,695,000.	\$1,400,000.	21.07%	37	161	-77.02%
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	\$203,208.54	\$173,452.15	17.16%	\$188,000.	\$158,000.	18.99%	76	57	33.33%
10 Townhouse	\$280,023.34	\$248,036.20	12.90%	\$248,000.	\$239,900.	3.38%	69	62	11.29%
11 RES. TOTAL	\$356,525.18	\$318,611.25	11.90%	\$335,000.	\$294,000.	13.95%	74	77	-3.90%
12 FARMS	\$670,416.68	\$678,000.	-1.12%	\$757,500.	\$510,000.	48.53%	71	125	-43.20%
13 MULTIFAMILY	\$610,000.	\$664,888.87	-8.26%	\$610,000.	\$386,000.	58.03%	17	131	-87.02%
14 Acreage	\$597,945.	\$229,369.56	160.69%	\$360,000.	\$195,000.	84.62%	170	155	9.68%
15 Acreage WF	\$327,500.	\$782,500.	-58.15%	\$327,500.	\$782,500.	-58.15%	22	203	-89.16%
16 Lots	\$222,907.01	\$169,106.53	31.81%	\$234,000.	\$149,000.	57.05%	322	162	98.77%
17 Lots WF	\$59,830.	\$1,032,500.	-94.21%	\$59,830.	\$1,032,500.	-94.21%	51	62	-17.74%
18 LOTS TOTAL	\$346,382.59	\$211,375.56	63.87%	\$247,523.79	\$162,500.	52.32%	255	160	59.38%
19 Business	\$676,187.50	\$440,361.56	53.55%	\$576,500.	\$70,000.	723.57%	138	301	-54.15%
20 Commercial	\$920,264.31	\$712,857.12	29.10%	\$275,000.	\$390,000.	-29.49%	140	242	-42.15%
21 Land	\$801,400.	\$313,500.	155.63%	\$2,335,000.	\$313,500.	644.82%	289	178	62.36%
22 Leases	\$166,443.32	\$152,477.37	9.16%	\$29,175.	\$477,179.	-93.89%	149	252	-40.87%
23 IC&I TOTAL	\$712,327.18	\$415,387.43	71.49%	\$494,500.	\$114,885.	330.43%	163	261	-37.55%
24 GRAND TOTAL	\$373,669.09	\$315,740.09	18.35%	\$330,000.	\$283,500.	16.40%	92	90	2.22%

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