

North Zone Monthly Statistics

June 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
Year = 2008						
Month = June						
Area = Central Zone						
1 Units Listed	1421	992	43.25%	7518	5699	31.92%
2 Units Sold	355	656	-45.88%	2462	3455	-28.74%
3 Sales Volume	\$166,687,936.	\$286,988,224.	-41.92%	\$1,080,865,280.	\$1,374,453,248.	-21.36%
4 List/Sell Ratio	95.37%	96.43%		95.97%	96.78%	
5 Days to Sell	76	66	15.15%	73	69	5.80%
6 Active Listings	5168	2946	75.42%			
Area = North Zone						
1 Units Listed	513	471	8.92%	2797	2424	15.39%
2 Units Sold	156	277	-43.68%	949	1396	-32.02%
3 Sales Volume	\$64,606,828.	\$96,551,536.	-33.09%	\$360,926,432.	\$449,996,160.	-19.79%
4 List/Sell Ratio	92.75%	96.43%		95.36%	96.45%	
5 Days to Sell	92	80	15.00%	92	88	4.55%
6 Active Listings	2280	1605	42.06%			
Area = Shuswap Zone						
1 Units Listed	344	253	35.97%	1921	1437	33.68%
2 Units Sold	101	154	-34.42%	548	819	-33.09%
3 Sales Volume	\$31,644,360.	\$52,667,800.	-39.92%	\$179,067,680.	\$254,260,496.	-29.57%
4 List/Sell Ratio	92.99%	97.00%		94.14%	96.22%	
5 Days to Sell	93	101	-7.92%	98	111	-11.71%
6 Active Listings	1718	1010	70.10%			
Area = Grand Total						
1 Units Listed	2278	1716	32.75%	12236	9560	27.99%
2 Units Sold	612	1087	-43.70%	3959	5670	-30.18%
3 Sales Volume	\$262,939,120.	\$436,207,552.	-39.72%	\$1,620,859,392.	\$2,078,709,888.	-22.03%
4 List/Sell Ratio	94.30%	96.51%		95.57%	96.62%	
5 Days to Sell	83	74	12.16%	81	80	1.25%
6 Active Listings	9166	5562	64.80%			

Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	156	\$64,606,828.	73	\$28,529,450.
Last Month	155	\$56,042,572.	75	\$30,108,100.
This Month Last Year	277	\$96,551,536.	126	\$46,522,700.

Description	Total Listings Taken	Inventory
This Month	513	2280
Last Month	547	2082
This Month Last Year	471	1605

Quick Summary Part 2

	<u>Description</u>	<u>This Month</u>
Year = 2008		
Month = 6		
Area = NO		
7	Ratio of Sales vs. Inventory	6.84%
8	Condo/Apt -- Sales	7
9	Condo/Apt -- New Listings	36
10	Condo/Apt -- Current Inventory	142
11	Condo/Apt -- Sell/Inv. Ratio	4.93%
12	Condo/Apt -- Days to Sell	70
13	Condo/Townhouse -- Sales	18
14	Condo/Townhouse -- New Listings	50
15	Condo/Townhouse -- Current Inventory	194
16	Condo/Townhouse -- Sell/Inv. Ratio	9.28%
17	Condo/Townhouse -- Days to Sell	62
18	Lots -- Sales	13
19	Lots -- New Listings	75
20	Lots -- Current Inventory	468
21	Lots -- Sell/Inv. Ratio	2.78%
22	Lots -- Days to Sell	215
23	Residential -- Sales	73
24	Residential -- New Listings	219
25	Residential -- Current Inventory	726
26	Residential -- Sell/Inv. Ratio	10.06%
27	Residential -- Days to Sell	69
28	Average House Price	\$390,814.37
29	Median House Price	\$376,000.

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	45	68	-33.82%	292	263	11.03%	257	190	35.26%
2 Duplex	11	7	57.14%	68	61	11.48%	36	20	80.00%
3 Mobile Home	22	22	0.00%	124	112	10.71%	82	41	100.00%
4 Recreational	9	6	50.00%	29	49	-40.82%	39	40	-2.50%
5 Residential	219	171	28.07%	1122	897	25.08%	726	409	77.51%
6 Residential WF	9	6	50.00%	45	39	15.38%	46	34	35.29%
7 3/4-Plex	4	4	0.00%	14	15	-6.67%	13	8	62.50%
8 Timeshare	1	0	0.00%	1	0	0.00%	3	3	0.00%
9 Apartment	36	22	63.64%	210	135	55.56%	142	60	136.67%
10 Townhouse	50	42	19.05%	279	298	-6.38%	194	136	42.65%
11 RES. TOTAL	406	348	16.67%	2184	1869	16.85%	1538	941	63.44%
12 FARMS	7	9	-22.22%	55	44	25.00%	67	52	28.85%
13 MULTIFAMILY	1	1	0.00%	8	9	-11.11%	7	4	75.00%
14 Acreage	28	27	3.70%	127	113	12.39%	167	140	19.29%
15 Acreage WF	1	2	-50.00%	15	8	87.50%	18	9	100.00%
16 Lots	42	51	-17.65%	215	213	0.94%	268	259	3.47%
17 Lots WF	4	1	300.00%	13	17	-23.53%	15	16	-6.25%
18 LOTS TOTAL	75	81	-7.41%	374	351	6.55%	468	424	10.38%
19 Business	8	8	0.00%	62	60	3.33%	76	73	4.11%
20 Commercial	7	8	-12.50%	50	35	42.86%	56	45	24.44%
21 Land	2	11	-81.82%	23	29	-20.69%	34	38	-10.53%
22 Leases	7	5	40.00%	38	27	40.74%	34	28	21.43%
23 IC&I TOTAL	24	32	-25.00%	173	151	14.57%	200	184	8.70%
24 GRAND TOTAL	513	471	8.92%	2797	2424	15.39%	2280	1605	42.06%

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	20	23	-13.04%	\$12,394,000.	\$11,139,900.	11.26%	94.05%	96.95%
2 Duplex	1	12	-91.67%	\$370,000.	\$2,975,250.	-87.56%	92.73%	95.86%
3 Mobile Home	13	10	30.00%	\$1,207,900.	\$835,800.	44.52%	88.71%	92.85%
4 Recreational	2	4	-50.00%	\$640,477.	\$1,074,500.	-40.39%	94.27%	97.95%
5 Residential	73	126	-42.06%	\$28,529,450.	\$46,522,700.	-38.68%	94.40%	96.87%
6 Residential WF	1	7	-85.71%	\$2,645,000.	\$6,711,500.	-60.59%	89.66%	93.23%
7 3/4-Plex	0	3	-100.00%	\$0.	\$759,900.	0.00%	0.00%	96.60%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	7	17	-58.82%	\$1,305,900.	\$2,478,925.	-47.32%	96.02%	96.58%
10 Townhouse	18	39	-53.85%	\$4,653,200.	\$10,732,700.	-56.64%	95.31%	99.89%
11 RES. TOTAL	135	241	-43.98%	\$51,745,928.	\$83,231,176.	-37.83%	93.95%	97.04%
12 FARMS	1	2	-50.00%	\$4,200,000.	\$1,850,000.	127.03%	93.33%	94.39%
13 MULTIFAMILY	0	1	-100.00%	\$0.	\$359,000.	0.00%	0.00%	99.74%
14 Acreage	6	3	100.00%	\$1,774,700.	\$771,400.	130.06%	74.40%	93.93%
15 Acreage WF	1	0	0.00%	\$215,000.	\$0.	0.00%	94.29%	0.00%
16 Lots	6	27	-77.78%	\$1,366,150.	\$5,189,150.	-73.67%	87.76%	93.54%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	13	30	-56.67%	\$3,355,850.	\$5,960,550.	-43.70%	82.09%	93.58%
19 Business	0	1	-100.00%	\$0.	\$110,000.	0.00%	0.00%	52.38%
20 Commercial	3	0	0.00%	\$4,030,000.	\$0.	0.00%	88.00%	0.00%
21 Land	1	1	0.00%	\$1,155,000.	\$5,040,800.	-77.09%	82.79%	76.37%
22 Leases	3	1	200.00%	\$120,050.63	\$10.	1200406.35%	0.00%	100.00%
23 IC&I TOTAL	7	3	133.33%	\$5,305,050.50	\$5,150,810.	2.99%	86.69%	76.25%
24 GRAND TOTAL	156	277	-43.68%	\$64,606,828.	\$96,551,536.	-33.09%	92.75%	96.43%

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

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	78	109	-28.44%	\$47,260,400.	\$52,696,848.	-10.32%	95.30%	95.78%
2 Duplex	40	39	2.56%	\$14,304,200.	\$10,590,083.	35.07%	96.74%	96.40%
3 Mobile Home	71	85	-16.47%	\$8,707,200.	\$8,482,650.	2.65%	90.65%	92.40%
4 Recreational	5	18	-72.22%	\$1,663,277.	\$9,645,700.	-82.76%	94.94%	95.70%
5 Residential	427	632	-32.44%	\$167,634,464.	\$227,571,808.	-26.34%	95.83%	97.14%
6 Residential WF	4	12	-66.67%	\$7,690,000.	\$12,765,400.	-39.76%	91.97%	92.60%
7 3/4-Plex	1	8	-87.50%	\$338,000.	\$1,962,900.	-82.78%	96.59%	96.52%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	67	110	-39.09%	\$13,498,412.	\$18,609,976.	-27.47%	96.60%	98.03%
10 Townhouse	131	199	-34.17%	\$36,295,836.	\$50,414,564.	-28.01%	97.48%	97.93%
11 RES. TOTAL	824	1212	-32.01%	\$297,391,776.	\$392,739,936.	-24.28%	95.68%	96.80%
12 FARMS	7	9	-22.22%	\$8,222,500.	\$6,596,000.	24.66%	94.59%	93.07%
13 MULTIFAMILY	1	10	-90.00%	\$610,000.	\$6,343,000.	-90.38%	84.13%	97.13%
14 Acreage	26	26	0.00%	\$13,733,600.	\$6,046,900.	127.12%	90.93%	97.08%
15 Acreage WF	3	2	50.00%	\$870,000.	\$1,565,000.	-44.41%	94.26%	82.43%
16 Lots	45	105	-57.14%	\$10,059,524.	\$18,379,460.	-45.27%	97.01%	96.13%
17 Lots WF	1	2	-50.00%	\$59,830.	\$2,065,000.	-97.10%	96.50%	93.20%
18 LOTS TOTAL	76	136	-44.12%	\$25,177,954.	\$28,366,360.	-11.24%	94.82%	96.07%
19 Business	8	10	-20.00%	\$5,409,500.	\$4,073,254.	32.81%	86.85%	64.89%
20 Commercial	18	7	157.14%	\$17,833,964.	\$4,990,000.	257.39%	89.87%	95.96%
21 Land	6	3	100.00%	\$5,162,000.	\$5,667,800.	-8.92%	89.02%	82.61%
22 Leases	9	9	0.00%	\$1,118,710.62	\$1,219,829.	-8.29%	100.00%	100.00%
23 IC&I TOTAL	41	29	41.38%	\$29,524,176.	\$15,950,883.	85.09%	89.29%	81.24%
24 GRAND TOTAL	949	1396	-32.02%	\$360,926,432.	\$449,996,160.	-19.79%	95.36%	96.45%

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 %
Area = NO									
1 Acreage/House	\$619,700.	\$484,343.46	27.95%	\$570,000.	\$460,000.	23.91%	120	83	44.58%
2 Duplex	\$370,000.	\$247,937.50	49.23%	\$370,000.	\$240,000.	54.17%	114	55	107.27%
3 Mobile Home	\$92,915.38	\$83,580.	11.17%	\$70,000.	\$59,950.	16.76%	83	43	93.02%
4 Recreational	\$320,238.50	\$268,625.	19.21%	\$320,238.50	\$259,000.	23.64%	51	38	34.21%
5 Residential	\$390,814.37	\$369,227.78	5.85%	\$376,000.	\$337,500.	11.41%	69	69	0.00%
6 Residential WF	\$2,645,000.	\$958,785.68	175.87%	\$2,645,000.	\$1,057,750.	150.06%	52	105	-50.48%
7 3/4-Plex	\$0.	\$253,300.	0.00%	\$0.	\$177,900.	0.00%	0	58	0.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$186,557.14	\$145,819.12	27.94%	\$185,000.	\$142,000.	30.28%	70	69	1.45%
10 Townhouse	\$258,511.10	\$275,197.43	-6.06%	\$244,250.	\$272,000.	-10.20%	62	65	-4.62%
11 RES. TOTAL	\$383,303.15	\$345,357.56	10.99%	\$354,000.	\$309,000.	14.56%	77	68	13.24%
12 FARMS	\$4,200,000.	\$925,000.	354.05%	\$4,200,000.	\$925,000.	354.05%	207	196	5.61%
13 MULTIFAMILY	\$0.	\$359,000.	0.00%	\$0.	\$359,000.	0.00%	0	49	0.00%
14 Acreage	\$295,783.34	\$257,133.32	15.03%	\$285,000.	\$199,900.	42.57%	328	92	256.52%
15 Acreage WF	\$215,000.	\$0.	0.00%	\$215,000.	\$0.	0.00%	29	0	0.00%
16 Lots	\$227,691.67	\$192,190.73	18.47%	\$258,500.	\$185,500.	39.35%	132	162	-18.52%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$258,142.31	\$198,685.	29.93%	\$280,000.	\$193,500.	44.70%	215	155	38.71%
19 Business	\$0.	\$110,000.	0.00%	\$0.	\$110,000.	0.00%	0	115	0.00%
20 Commercial	\$1,343,333.37	\$0.	0.00%	\$1,300,000.	\$0.	0.00%	190	0	0.00%
21 Land	\$1,155,000.	\$5,040,800.	-77.09%	\$1,155,000.	\$5,040,800.	-77.09%	130	143	-9.09%
22 Leases	\$40,016.87	\$10.	400068.75%	\$37,584.	\$10.	375739.99%	102	230	-55.65%
23 IC&I TOTAL	\$757,864.37	\$1,716,936.62	-55.86%	\$480,000.	\$110,000.	336.36%	144	162	-11.11%
24 GRAND TOTAL	\$414,146.34	\$348,561.50	18.82%	\$350,000.	\$292,500.	19.66%	92	80	15.00%

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%
Area = NO									
1 Acreage/House	\$605,902.56	\$483,457.34	25.33%	\$560,000.	\$460,000.	21.74%	100	101	-0.99%
2 Duplex	\$357,605.	\$271,540.59	31.69%	\$318,500.	\$240,000.	32.71%	71	49	44.90%
3 Mobile Home	\$122,636.61	\$99,795.88	22.89%	\$125,000.	\$78,000.	60.26%	93	72	29.17%
4 Recreational	\$332,655.40	\$535,872.25	-37.92%	\$350,000.	\$491,000.	-28.72%	90	126	-28.57%
5 Residential	\$392,586.56	\$360,081.96	9.03%	\$375,000.	\$340,000.	10.29%	69	77	-10.39%
6 Residential WF	\$1,922,500.	\$1,063,783.37	80.72%	\$2,170,000.	\$1,128,875.	92.23%	41	128	-67.97%
7 3/4-Plex	\$338,000.	\$245,362.50	37.76%	\$338,000.	\$178,950.	88.88%	35	83	-57.83%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$201,468.84	\$169,181.59	19.08%	\$187,000.	\$153,750.	21.63%	75	59	27.12%
10 Townhouse	\$277,067.46	\$253,339.53	9.37%	\$248,000.	\$248,000.	0.00%	68	63	7.94%
11 RES. TOTAL	\$360,912.37	\$324,042.84	11.38%	\$339,000.	\$295,000.	14.92%	75	75	0.00%
12 FARMS	\$1,174,642.87	\$732,888.87	60.28%	\$785,000.	\$775,000.	1.29%	90	141	-36.17%
13 MULTIFAMILY	\$610,000.	\$634,300.	-3.83%	\$610,000.	\$317,500.	92.13%	17	123	-86.18%
14 Acreage	\$528,215.37	\$232,573.07	127.12%	\$342,500.	\$198,200.	72.81%	207	148	39.86%
15 Acreage WF	\$290,000.	\$782,500.	-62.94%	\$215,000.	\$782,500.	-72.52%	24	203	-88.18%
16 Lots	\$223,544.96	\$175,042.46	27.71%	\$235,000.	\$157,000.	49.68%	297	162	83.33%
17 Lots WF	\$59,830.	\$1,032,500.	-94.21%	\$59,830.	\$1,032,500.	-94.21%	51	62	-17.74%
18 LOTS TOTAL	\$331,288.87	\$208,576.17	58.83%	\$248,761.90	\$166,500.	49.41%	248	159	55.97%
19 Business	\$676,187.50	\$407,325.40	66.01%	\$1,967,500.	\$1,286,500.	52.93%	138	283	-51.24%
20 Commercial	\$990,775.81	\$712,857.12	38.99%	\$2,108,232.50	\$275,000.	666.63%	148	242	-38.84%
21 Land	\$860,333.31	\$1,889,266.62	-54.46%	\$1,517,000.	\$5,040,800.	-69.91%	263	166	58.43%
22 Leases	\$124,301.17	\$135,536.56	-8.29%	\$780,000.	\$900,358.	-13.37%	133	250	-46.80%
23 IC&I TOTAL	\$720,101.87	\$550,030.43	30.92%	\$480,000.	\$110,000.	336.36%	159	250	-36.40%
24 GRAND TOTAL	\$380,322.87	\$322,346.84	17.99%	\$333,000.	\$286,000.	16.43%	92	88	4.55%

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