

# **North Zone Monthly Statistics**

August 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
<b>Year = 2008</b>						
<b>Month = August</b>						
<b>Area = Central Zone</b>						
1 Units Listed	1126	983	14.55%	10061	7677	31.05%
2 Units Sold	271	600	-54.83%	3065	4608	-33.49%
3 Sales Volume	\$118,024,624.	\$265,781,152.	-55.59%	\$1,336,417,408.	\$1,866,098,560.	-28.38%
4 List/Sell Ratio	92.59%	96.22%		95.40%	96.65%	
5 Days to Sell	81	61	32.79%	75	68	10.29%
6 Active Listings	5588	2973	87.96%			
<b>Area = North Zone</b>						
1 Units Listed	367	406	-9.61%	3701	3215	15.12%
2 Units Sold	133	245	-45.71%	1203	1907	-36.92%
3 Sales Volume	\$51,618,352.	\$83,020,944.	-37.82%	\$463,364,544.	\$639,975,808.	-27.60%
4 List/Sell Ratio	91.85%	97.22%		94.79%	96.62%	
5 Days to Sell	107	74	44.59%	95	85	11.76%
6 Active Listings	2457	1610	52.61%			
<b>Area = Shuswap Zone</b>						
1 Units Listed	243	281	-13.52%	2528	1953	29.44%
2 Units Sold	96	166	-42.17%	702	1127	-37.71%
3 Sales Volume	\$33,001,282.	\$58,383,108.	-43.47%	\$228,642,976.	\$359,284,224.	-36.36%
4 List/Sell Ratio	90.21%	94.34%		93.02%	95.77%	
5 Days to Sell	94	79	18.99%	96	106	-9.43%
6 Active Listings	1822	1059	72.05%			
<b>Area = Grand Total</b>						
1 Units Listed	1736	1670	3.95%	16290	12845	26.82%
2 Units Sold	500	1011	-50.54%	4970	7642	-34.96%
3 Sales Volume	\$202,644,256.	\$407,185,216.	-50.23%	\$2,028,424,832.	\$2,865,358,592.	-29.21%
4 List/Sell Ratio	91.94%	96.15%		94.91%	96.51%	
5 Days to Sell	90	67	34.33%	82	78	5.13%
6 Active Listings	9867	5642	74.88%			

# Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	133	\$51,618,352.	52	\$21,249,368.
Last Month	123	\$51,503,760.	66	\$28,158,650.
This Month Last Year	245	\$83,020,944.	121	\$46,259,400.

Description	Total Listings Taken	Inventory
This Month	367	2457
Last Month	535	2439
This Month Last Year	406	1610

# Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
<b>Year = 2008</b>	
<b>Month = 8</b>	
<b>Area = NO</b>	
7 Ratio of Sales vs. Inventory	5.41%
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8 Condo/Apt -- Sales	7
9 Condo/Apt -- New Listings	24
10 Condo/Apt -- Current Inventory	149
11 Condo/Apt -- Sell/Inv. Ratio	4.70%
12 Condo/Apt -- Days to Sell	129
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13 Condo/Townhouse -- Sales	22
14 Condo/Townhouse -- New Listings	44
15 Condo/Townhouse -- Current Inventory	216
16 Condo/Townhouse -- Sell/Inv. Ratio	10.19%
17 Condo/Townhouse -- Days to Sell	89
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18 Lots -- Sales	9
19 Lots -- New Listings	34
20 Lots -- Current Inventory	497
21 Lots -- Sell/Inv. Ratio	1.81%
22 Lots -- Days to Sell	111
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23 Residential -- Sales	52
24 Residential -- New Listings	160
25 Residential -- Current Inventory	829
26 Residential -- Sell/Inv. Ratio	6.27%
27 Residential -- Days to Sell	75
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28 Average House Price	\$408,641.68
29 Median House Price	\$385,000.
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## 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	45	49	-8.16%	391	359	8.91%	265	203	30.54%
2 Duplex	5	11	-54.55%	85	82	3.66%	34	25	36.00%
3 Mobile Home	24	24	0.00%	169	153	10.46%	92	46	100.00%
4 Recreational	1	12	-91.67%	35	66	-46.97%	34	36	-5.56%
5 Residential	160	164	-2.44%	1512	1226	23.33%	829	427	94.15%
6 Residential WF	11	8	37.50%	68	54	25.93%	55	29	89.66%
7 3/4-Plex	1	1	0.00%	14	17	-17.65%	10	6	66.67%
8 Timeshare	0	0	0.00%	0	2	-100.00%	2	5	-60.00%
9 Apartment	24	23	4.35%	263	175	50.29%	149	57	161.40%
10 Townhouse	44	37	18.92%	378	370	2.16%	216	115	87.83%
11 RES. TOTAL	315	329	-4.26%	2915	2504	16.41%	1686	949	77.66%
12 FARMS	2	8	-75.00%	63	60	5.00%	57	51	11.76%
13 MULTIFAMILY	4	0	0.00%	13	13	0.00%	11	7	57.14%
14 Acreage	8	23	-65.22%	168	148	13.51%	171	164	4.27%
15 Acreage WF	1	0	0.00%	19	12	58.33%	16	12	33.33%
16 Lots	22	21	4.76%	283	265	6.79%	292	255	14.51%
17 Lots WF	3	4	-25.00%	19	24	-20.83%	18	18	0.00%
18 LOTS TOTAL	34	48	-29.17%	493	450	9.56%	497	449	10.69%
19 Business	3	9	-66.67%	84	71	18.31%	87	53	64.15%
20 Commercial	2	6	-66.67%	58	46	26.09%	53	44	20.45%
21 Land	2	3	-33.33%	30	35	-14.29%	37	33	12.12%
22 Leases	5	3	66.67%	44	36	22.22%	29	24	20.83%
23 IC&I TOTAL	12	21	-42.86%	216	188	14.89%	206	154	33.77%
24 GRAND TOTAL	367	406	-9.61%	3701	3215	15.12%	2457	1610	52.61%

**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	17	18	-5.56%	\$11,922,250.	\$9,920,400.	20.18%	87.06%	94.73%
2 Duplex	2	8	-75.00%	\$965,000.	\$2,613,900.	-63.08%	94.08%	99.07%
3 Mobile Home	12	24	-50.00%	\$1,283,500.	\$2,143,500.	-40.12%	84.33%	94.75%
4 Recreational	2	4	-50.00%	\$242,500.	\$1,130,000.	-78.54%	88.30%	95.94%
5 Residential	52	121	-57.02%	\$21,249,368.	\$46,259,400.	-54.06%	93.33%	97.74%
6 Residential WF	2	4	-50.00%	\$1,849,000.	\$4,295,000.	-56.95%	77.05%	90.21%
7 3/4-Plex	1	1	0.00%	\$390,000.	\$356,440.	9.42%	86.85%	99.03%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	7	19	-63.16%	\$1,175,900.	\$3,526,900.	-66.66%	91.92%	98.04%
10 Townhouse	22	27	-18.52%	\$7,198,191.50	\$7,550,000.	-4.66%	95.85%	100.10%
11 RES. TOTAL	117	226	-48.23%	\$46,275,708.	\$77,795,536.	-40.52%	91.48%	97.38%
12 FARMS	2	0	0.00%	\$1,812,900.	\$0.	0.00%	95.32%	0.00%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	3	2	50.00%	\$1,379,000.	\$470,000.	193.40%	93.41%	94.77%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	6	16	-62.50%	\$766,000.	\$3,855,400.	-80.13%	95.85%	95.72%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	9	18	-50.00%	\$2,145,000.	\$4,325,400.	-50.41%	95.03%	95.62%
19 Business	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
20 Commercial	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
21 Land	1	1	0.00%	\$1,250,000.	\$900,000.	38.89%	100.00%	90.00%
22 Leases	4	0	0.00%	\$134,742.	\$0.	0.00%	0.00%	0.00%
23 IC&I TOTAL	5	1	400.00%	\$1,384,742.	\$900,000.	53.86%	100.00%	90.00%
24 GRAND TOTAL	133	245	-45.71%	\$51,618,352.	\$83,020,944.	-37.82%	91.85%	97.22%

Totals include variables in any given month, due to preceding month's collapsed sales and deleted listings. e &amp; 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
<b>Area = NO</b>								
1 Acreage/House	105	154	-31.82%	\$65,351,152.	\$77,477,152.	-15.65%	93.76%	95.48%
2 Duplex	45	52	-13.46%	\$16,751,200.	\$14,507,283.	15.47%	96.60%	96.90%
3 Mobile Home	87	115	-24.35%	\$10,286,600.	\$11,369,550.	-9.53%	89.55%	93.13%
4 Recreational	8	27	-70.37%	\$2,000,777.	\$14,552,700.	-86.25%	91.35%	95.82%
5 Residential	544	876	-37.90%	\$216,697,488.	\$322,668,000.	-32.84%	95.32%	97.26%
6 Residential WF	7	20	-65.00%	\$13,139,000.	\$23,855,400.	-44.92%	87.75%	92.00%
7 3/4-Plex	2	13	-84.62%	\$728,000.	\$3,762,340.	-80.65%	91.72%	96.64%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	83	146	-43.15%	\$16,552,012.	\$25,855,524.	-35.98%	95.53%	98.01%
10 Townhouse	171	265	-35.47%	\$49,056,092.	\$69,431,176.	-29.35%	97.09%	98.41%
11 RES. TOTAL	1052	1668	-36.93%	\$390,562,304.	\$563,479,104.	-30.69%	94.96%	96.96%
12 FARMS	12	11	9.09%	\$11,765,650.	\$8,326,000.	41.31%	94.82%	91.71%
13 MULTIFAMILY	1	11	-90.91%	\$610,000.	\$6,996,000.	-91.28%	84.13%	97.31%
14 Acreage	32	35	-8.57%	\$16,563,600.	\$9,381,300.	76.56%	91.90%	96.57%
15 Acreage WF	3	2	50.00%	\$870,000.	\$1,565,000.	-44.41%	94.26%	82.43%
16 Lots	53	137	-61.31%	\$11,329,524.	\$25,154,660.	-54.96%	96.94%	96.09%
17 Lots WF	1	3	-66.67%	\$59,830.	\$2,789,500.	-97.86%	96.50%	95.26%
18 LOTS TOTAL	90	178	-49.44%	\$29,277,954.	\$39,200,460.	-25.31%	95.05%	96.02%
19 Business	9	10	-10.00%	\$5,604,500.	\$4,073,254.	37.59%	86.23%	64.89%
20 Commercial	18	11	63.64%	\$17,833,964.	\$7,920,000.	125.18%	89.87%	93.70%
21 Land	7	7	0.00%	\$6,412,000.	\$8,746,800.	-26.69%	90.59%	86.59%
22 Leases	14	11	27.27%	\$1,298,152.62	\$1,234,140.	5.19%	100.00%	100.00%
23 IC&I TOTAL	48	39	23.08%	\$31,148,618.	\$21,974,194.	41.75%	89.36%	83.93%
24 GRAND TOTAL	1203	1907	-36.92%	\$463,364,544.	\$639,975,808.	-27.60%	94.79%	96.62%

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	\$701,308.81	\$551,133.31	27.25%	\$655,000.	\$507,500.	29.06%	131	78	67.95%
2 Duplex	\$482,500.	\$326,737.50	47.67%	\$482,500.	\$264,450.	82.45%	96	60	60.00%
3 Mobile Home	\$106,958.33	\$89,312.50	19.76%	\$102,000.	\$75,000.	36.00%	95	54	75.93%
4 Recreational	\$121,250.	\$282,500.	-57.08%	\$121,250.	\$247,500.	-51.01%	39	63	-38.10%
5 Residential	\$408,641.68	\$382,309.09	6.89%	\$385,000.	\$365,000.	5.48%	75	63	19.05%
6 Residential WF	\$924,500.	\$1,073,750.	-13.90%	\$924,500.	\$1,100,000.	-15.95%	361	153	135.95%
7 3/4-Plex	\$390,000.	\$356,440.	9.42%	\$390,000.	\$356,440.	9.42%	295	86	243.02%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$167,985.71	\$185,626.31	-9.50%	\$181,500.	\$172,900.	4.97%	129	68	89.71%
10 Townhouse	\$327,190.53	\$279,629.62	17.01%	\$320,950.	\$284,000.	13.01%	89	65	36.92%
11 RES. TOTAL	\$395,518.87	\$344,228.06	14.90%	\$360,000.	\$315,750.	14.01%	98	66	48.48%
12 FARMS	\$906,450.	\$0.	0.00%	\$906,450.	\$0.	0.00%	94	0	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$459,666.65	\$235,000.	95.60%	\$349,000.	\$235,000.	48.51%	133	261	-49.04%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$127,666.66	\$240,962.50	-47.02%	\$134,500.	\$239,450.	-43.83%	100	158	-36.71%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$238,333.32	\$240,300.	-0.82%	\$143,000.	\$239,450.	-40.28%	111	169	-34.32%
19 Business	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
20 Commercial	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
21 Land	\$1,250,000.	\$900,000.	38.89%	\$1,250,000.	\$900,000.	38.89%	58	147	-60.54%
22 Leases	\$33,685.50	\$0.	0.00%	\$32,400.	\$0.	0.00%	387	0	0.00%
23 IC&I TOTAL	\$276,948.40	\$900,000.	-69.23%	\$43,200.	\$900,000.	-95.20%	321	147	118.37%
24 GRAND TOTAL	\$388,107.90	\$338,860.96	14.53%	\$347,500.	\$314,000.	10.67%	107	74	44.59%

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	\$622,391.87	\$503,098.37	23.71%	\$570,000.	\$465,000.	22.58%	104	94	10.64%
2 Duplex	\$372,248.87	\$278,986.21	33.43%	\$335,000.	\$240,141.56	39.50%	71	49	44.90%
3 Mobile Home	\$118,236.78	\$98,865.64	19.59%	\$114,000.	\$78,000.	46.15%	95	66	43.94%
4 Recreational	\$250,097.12	\$538,988.87	-53.60%	\$212,738.50	\$535,000.	-60.24%	102	119	-14.29%
5 Residential	\$398,340.96	\$368,342.46	8.14%	\$378,450.	\$345,000.	9.70%	72	73	-1.37%
6 Residential WF	\$1,877,000.	\$1,192,770.	57.36%	\$1,695,000.	\$1,312,500.	29.14%	143	131	9.16%
7 3/4-Plex	\$364,000.	\$289,410.78	25.77%	\$364,000.	\$205,000.	77.56%	165	72	129.17%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$199,421.84	\$177,092.64	12.61%	\$187,000.	\$161,500.	15.79%	89	59	50.85%
10 Townhouse	\$286,877.71	\$262,004.45	9.49%	\$265,000.	\$254,900.	3.96%	74	66	12.12%
11 RES. TOTAL	\$371,256.93	\$337,817.21	9.90%	\$343,500.	\$308,250.	11.44%	79	73	8.22%
12 FARMS	\$980,470.81	\$756,909.06	29.54%	\$800,000.	\$775,000.	3.23%	97	129	-24.81%
13 MULTIFAMILY	\$610,000.	\$636,000.	-4.09%	\$610,000.	\$276,000.	121.01%	17	128	-86.72%
14 Acreage	\$517,612.50	\$268,037.15	93.11%	\$349,500.	\$222,000.	57.43%	190	135	40.74%
15 Acreage WF	\$290,000.	\$782,500.	-62.94%	\$215,000.	\$782,500.	-72.52%	24	203	-88.18%
16 Lots	\$213,764.59	\$183,610.65	16.42%	\$230,000.	\$165,000.	39.39%	265	165	60.61%
17 Lots WF	\$59,830.	\$929,833.31	-93.57%	\$59,830.	\$865,000.	-93.08%	51	82	-37.80%
18 LOTS TOTAL	\$325,310.59	\$220,227.29	47.72%	\$248,761.90	\$177,000.	40.54%	225	159	41.51%
19 Business	\$622,722.25	\$407,325.40	52.88%	\$135,000.	\$73,242.	84.32%	164	283	-42.05%
20 Commercial	\$990,775.81	\$720,000.	37.61%	\$2,108,232.50	\$275,000.	666.63%	148	211	-29.86%
21 Land	\$916,000.	\$1,249,542.87	-26.69%	\$2,335,000.	\$179,000.	1204.47%	233	169	37.87%
22 Leases	\$92,725.18	\$112,194.54	-17.35%	\$50,292.	\$73,440.	-31.52%	210	233	-9.87%
23 IC&I TOTAL	\$648,929.56	\$563,440.87	15.17%	\$380,000.	\$170,000.	123.53%	182	228	-20.18%
24 GRAND TOTAL	\$385,174.18	\$335,592.96	14.77%	\$339,000.	\$297,000.	14.14%	95	85	11.76%