

North Zone Monthly Statistics

September 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 = September						
Area = Central Zone						
1 Units Listed	1102	938	17.48%	11165	8615	29.60%
2 Units Sold	265	463	-42.76%	3334	5071	-34.25%
3 Sales Volume	\$110,756,664.	\$201,946,928.	-45.16%	\$1,449,544,192.	\$2,068,045,568.	-29.91%
4 List/Sell Ratio	92.78%	96.09%		95.18%	96.60%	
5 Days to Sell	92	65	41.54%	76	68	11.76%
6 Active Listings	5590	3089	80.96%			
Area = North Zone						
1 Units Listed	434	322	34.78%	4138	3537	16.99%
2 Units Sold	103	186	-44.62%	1306	2093	-37.60%
3 Sales Volume	\$36,888,132.	\$71,625,728.	-48.50%	\$498,927,680.	\$711,601,536.	-29.89%
4 List/Sell Ratio	90.70%	95.29%		94.47%	96.51%	
5 Days to Sell	98	82	19.51%	95	85	11.76%
6 Active Listings	2486	1560	59.36%			
Area = Shuswap Zone						
1 Units Listed	212	248	-14.52%	2738	2201	24.40%
2 Units Sold	82	125	-34.40%	783	1252	-37.46%
3 Sales Volume	\$24,247,352.	\$45,333,504.	-46.51%	\$252,561,328.	\$404,617,728.	-37.58%
4 List/Sell Ratio	89.21%	93.89%		92.61%	95.58%	
5 Days to Sell	108	103	4.85%	98	106	-7.55%
6 Active Listings	1771	1095	61.74%			
Area = Grand Total						
1 Units Listed	1748	1508	15.92%	18041	14353	25.69%
2 Units Sold	450	774	-41.86%	5423	8416	-35.56%
3 Sales Volume	\$171,892,144.	\$318,906,176.	-46.10%	\$2,201,033,216.	\$3,184,264,704.	-30.88%
4 List/Sell Ratio	91.64%	95.54%		94.63%	96.42%	
5 Days to Sell	96	75	28.00%	84	78	7.69%
6 Active Listings	9847	5744	71.43%			

Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	103	\$36,888,132.	43	\$17,789,350.
Last Month	134	\$51,988,352.	53	\$21,619,368.
This Month Last Year	186	\$71,625,728.	82	\$31,417,050.

Description	Total Listings Taken	Inventory
This Month	434	2486
Last Month	368	2457
This Month Last Year	322	1560

Quick Summary Part 2

Description	This Month
Year = 2008	
Month = 9	
Area = NO	
7 Ratio of Sales vs. Inventory	4.14%
8 Condo/Apt -- Sales	13
9 Condo/Apt -- New Listings	30
10 Condo/Apt -- Current Inventory	146
11 Condo/Apt -- Sell/Inv. Ratio	8.90%
12 Condo/Apt -- Days to Sell	102
13 Condo/Townhouse -- Sales	16
14 Condo/Townhouse -- New Listings	44
15 Condo/Townhouse -- Current Inventory	214
16 Condo/Townhouse -- Sell/Inv. Ratio	7.48%
17 Condo/Townhouse -- Days to Sell	72
18 Lots -- Sales	8
19 Lots -- New Listings	52
20 Lots -- Current Inventory	507
21 Lots -- Sell/Inv. Ratio	1.58%
22 Lots -- Days to Sell	150
23 Residential -- Sales	43
24 Residential -- New Listings	189
25 Residential -- Current Inventory	853
26 Residential -- Sell/Inv. Ratio	5.04%
27 Residential -- Days to Sell	90
28 Average House Price	\$413,705.81
29 Median House Price	\$361,900.

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	36	27	33.33%	428	386	10.88%	257	198	29.80%
2 Duplex	16	9	77.78%	101	91	10.99%	43	23	86.96%
3 Mobile Home	17	15	13.33%	186	168	10.71%	92	45	104.44%
4 Recreational	3	6	-50.00%	38	72	-47.22%	33	32	3.13%
5 Residential	189	154	22.73%	1699	1380	23.12%	853	437	95.19%
6 Residential WF	7	2	250.00%	75	56	33.93%	56	24	133.33%
7 3/4-Plex	1	2	-50.00%	15	19	-21.05%	9	5	80.00%
8 Timeshare	0	0	0.00%	0	2	-100.00%	2	5	-60.00%
9 Apartment	30	25	20.00%	292	200	46.00%	146	67	117.91%
10 Townhouse	44	20	120.00%	425	390	8.97%	214	102	109.80%
11 RES. TOTAL	343	260	31.92%	3259	2764	17.91%	1705	938	81.77%
12 FARMS	8	7	14.29%	71	67	5.97%	55	53	3.77%
13 MULTIFAMILY	2	2	0.00%	15	15	0.00%	13	8	62.50%
14 Acreage	14	10	40.00%	183	158	15.82%	179	154	16.23%
15 Acreage WF	2	1	100.00%	21	13	61.54%	16	11	45.45%
16 Lots	33	13	153.85%	316	278	13.67%	294	222	32.43%
17 Lots WF	0	1	-100.00%	20	25	-20.00%	18	17	5.88%
18 LOTS TOTAL	52	25	108.00%	547	475	15.16%	507	404	25.50%
19 Business	12	13	-7.69%	96	84	14.29%	88	55	60.00%
20 Commercial	11	7	57.14%	69	53	30.19%	53	45	17.78%
21 Land	2	3	-33.33%	32	38	-15.79%	37	32	15.63%
22 Leases	4	5	-20.00%	48	41	17.07%	28	25	12.00%
23 IC&I TOTAL	29	28	3.57%	245	216	13.43%	206	157	31.21%
24 GRAND TOTAL	434	322	34.78%	4138	3537	16.99%	2486	1560	59.36%

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	6	15	-60.00%	\$3,111,000.	\$9,934,000.	-68.68%	94.59%	94.45%
2 Duplex	3	4	-25.00%	\$1,093,000.	\$1,016,000.	7.58%	94.40%	96.92%
3 Mobile Home	4	10	-60.00%	\$549,400.	\$1,080,000.	-49.13%	83.19%	94.86%
4 Recreational	2	5	-60.00%	\$555,000.	\$3,462,500.	-83.97%	82.66%	93.80%
5 Residential	43	82	-47.56%	\$17,789,350.	\$31,417,050.	-43.38%	90.68%	96.63%
6 Residential WF	2	3	-33.33%	\$599,000.	\$5,600,000.	-89.30%	79.94%	88.25%
7 3/4-Plex	0	1	-100.00%	\$0.	\$170,000.	0.00%	0.00%	91.89%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	13	12	8.33%	\$2,878,000.	\$2,229,650.	29.08%	92.64%	96.61%
10 Townhouse	16	22	-27.27%	\$6,207,862.	\$5,969,628.	3.99%	92.04%	99.26%
11 RES. TOTAL	89	154	-42.21%	\$32,782,612.	\$60,878,828.	-46.15%	90.84%	96.40%
12 FARMS	0	1	-100.00%	\$0.	\$153,000.	0.00%	0.00%	98.07%
13 MULTIFAMILY	0	1	-100.00%	\$0.	\$425,000.	0.00%	0.00%	100.00%
14 Acreage	2	6	-66.67%	\$382,000.	\$1,854,000.	-79.40%	76.35%	92.77%
15 Acreage WF	1	1	0.00%	\$285,000.	\$510,000.	-44.12%	96.61%	96.40%
16 Lots	4	12	-66.67%	\$966,600.	\$2,846,900.	-66.05%	90.44%	92.70%
17 Lots WF	1	1	0.00%	\$30,000.	\$950,000.	-96.84%	100.00%	90.47%
18 LOTS TOTAL	8	20	-60.00%	\$1,663,600.	\$6,160,900.	-73.00%	88.88%	92.80%
19 Business	2	4	-50.00%	\$1,480,000.	\$1,377,000.	7.48%	89.77%	75.21%
20 Commercial	1	6	-83.33%	\$795,000.	\$2,631,000.	-69.78%	94.41%	87.30%
21 Land	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
22 Leases	3	0	0.00%	\$166,920.	\$0.	0.00%	0.00%	0.00%
23 IC&I TOTAL	6	10	-40.00%	\$2,441,920.	\$4,008,000.	-39.07%	91.31%	82.46%
24 GRAND TOTAL	103	186	-44.62%	\$36,888,132.	\$71,625,728.	-48.50%	90.70%	95.29%

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	111	169	-34.32%	\$68,462,152.	\$87,411,152.	-21.68%	93.80%	95.39%
2 Duplex	48	56	-14.29%	\$17,844,200.	\$15,523,283.	14.95%	96.47%	96.90%
3 Mobile Home	91	125	-27.20%	\$10,836,000.	\$12,449,550.	-12.96%	89.27%	93.27%
4 Recreational	10	32	-68.75%	\$2,555,777.	\$18,015,200.	-85.81%	89.61%	95.51%
5 Residential	588	958	-38.62%	\$234,856,832.	\$354,085,056.	-33.67%	94.99%	97.21%
6 Residential WF	8	23	-65.22%	\$12,043,000.	\$29,455,400.	-59.11%	84.27%	91.51%
7 3/4-Plex	2	14	-85.71%	\$728,000.	\$3,932,340.	-81.49%	91.72%	96.30%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	96	158	-39.24%	\$19,430,012.	\$28,085,176.	-30.82%	95.14%	97.91%
10 Townhouse	187	287	-34.84%	\$55,263,952.	\$75,400,808.	-26.71%	96.65%	98.48%
11 RES. TOTAL	1141	1822	-37.38%	\$422,019,936.	\$624,357,952.	-32.41%	94.64%	96.91%
12 FARMS	12	12	0.00%	\$11,765,650.	\$8,479,000.	38.76%	94.82%	92.24%
13 MULTIFAMILY	1	12	-91.67%	\$610,000.	\$7,421,000.	-91.78%	84.13%	97.53%
14 Acreage	34	41	-17.07%	\$16,945,600.	\$11,235,300.	50.82%	90.98%	96.01%
15 Acreage WF	4	3	33.33%	\$1,155,000.	\$2,075,000.	-44.34%	94.85%	87.09%
16 Lots	57	149	-61.74%	\$12,296,124.	\$28,001,560.	-56.09%	96.48%	95.82%
17 Lots WF	2	4	-50.00%	\$89,830.	\$3,739,500.	-97.60%	98.25%	94.06%
18 LOTS TOTAL	98	198	-50.51%	\$30,941,554.	\$45,361,360.	-31.79%	94.55%	95.70%
19 Business	11	14	-21.43%	\$7,084,500.	\$5,450,254.	29.98%	86.87%	67.84%
20 Commercial	19	17	11.76%	\$18,628,964.	\$10,551,000.	76.56%	90.10%	91.44%
21 Land	7	7	0.00%	\$6,412,000.	\$8,746,800.	-26.69%	90.59%	86.59%
22 Leases	17	11	54.55%	\$1,465,072.62	\$1,234,140.	18.71%	100.00%	100.00%
23 IC&I TOTAL	54	49	10.20%	\$33,590,536.	\$25,982,194.	29.28%	89.52%	83.58%
24 GRAND TOTAL	1306	2093	-37.60%	\$498,927,680.	\$711,601,536.	-29.89%	94.47%	96.51%

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	\$518,500.	\$662,266.68	-21.71%	\$537,500.	\$635,500.	-15.42%	97	86	12.79%
2 Duplex	\$364,333.34	\$254,000.	43.44%	\$303,000.	\$242,500.	24.95%	57	53	7.55%
3 Mobile Home	\$137,350.	\$108,000.	27.18%	\$126,250.	\$94,750.	33.25%	83	55	50.91%
4 Recreational	\$277,500.	\$692,500.	-59.93%	\$277,500.	\$549,000.	-49.45%	124	63	96.83%
5 Residential	\$413,705.81	\$383,134.75	7.98%	\$361,900.	\$339,450.	6.61%	90	61	47.54%
6 Residential WF	\$299,500.	\$1,866,666.62	-83.96%	\$299,500.	\$1,900,000.	-84.24%	126	92	36.96%
7 3/4-Plex	\$0.	\$170,000.	0.00%	\$0.	\$170,000.	0.00%	0	7	0.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$221,384.60	\$185,804.17	19.15%	\$220,000.	\$158,250.	39.02%	102	64	59.38%
10 Townhouse	\$387,991.37	\$271,346.71	42.99%	\$244,950.	\$264,000.	-7.22%	72	69	4.35%
11 RES. TOTAL	\$368,343.96	\$395,317.06	-6.82%	\$300,000.	\$326,700.	-8.17%	89	65	36.92%
12 FARMS	\$0.	\$153,000.	0.00%	\$0.	\$153,000.	0.00%	0	5	0.00%
13 MULTIFAMILY	\$0.	\$425,000.	0.00%	\$0.	\$425,000.	0.00%	0	61	0.00%
14 Acreage	\$191,000.	\$309,000.	-38.19%	\$191,000.	\$259,500.	-26.40%	98	217	-54.84%
15 Acreage WF	\$285,000.	\$510,000.	-44.12%	\$285,000.	\$510,000.	-44.12%	180	156	15.38%
16 Lots	\$241,650.	\$237,241.67	1.86%	\$268,550.	\$247,450.	8.53%	192	201	-4.48%
17 Lots WF	\$30,000.	\$950,000.	-96.84%	\$30,000.	\$950,000.	-96.84%	55	134	-58.96%
18 LOTS TOTAL	\$207,950.	\$308,045.	-32.49%	\$229,000.	\$270,000.	-15.19%	150	200	-25.00%
19 Business	\$740,000.	\$344,250.	114.96%	\$740,000.	\$483,500.	53.05%	202	100	102.00%
20 Commercial	\$795,000.	\$438,500.	81.30%	\$795,000.	\$168,000.	373.21%	201	150	34.00%
21 Land	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
22 Leases	\$55,640.	\$0.	0.00%	\$54,000.	\$0.	0.00%	99	0	0.00%
23 IC&I TOTAL	\$406,986.65	\$400,800.	1.54%	\$97,260.	\$312,500.	-68.88%	150	130	15.38%
24 GRAND TOTAL	\$358,137.18	\$385,084.56	-7.00%	\$290,000.	\$319,750.	-9.30%	98	82	19.51%

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	\$616,776.12	\$517,225.75	19.25%	\$570,000.	\$482,000.	18.26%	103	94	9.57%
2 Duplex	\$371,754.15	\$277,201.50	34.11%	\$327,500.	\$240,141.56	36.38%	71	50	42.00%
3 Mobile Home	\$119,076.92	\$99,596.39	19.56%	\$114,000.	\$79,600.	43.22%	94	65	44.62%
4 Recreational	\$255,577.70	\$562,975.	-54.60%	\$257,738.50	\$541,000.	-52.36%	107	110	-2.73%
5 Residential	\$399,416.37	\$369,608.62	8.06%	\$377,500.	\$345,000.	9.42%	73	72	1.39%
6 Residential WF	\$1,505,375.	\$1,280,669.62	17.55%	\$924,500.	\$1,325,000.	-30.23%	155	126	23.02%
7 3/4-Plex	\$364,000.	\$280,881.43	29.59%	\$364,000.	\$196,500.	85.24%	165	68	142.65%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$202,395.96	\$177,754.26	13.86%	\$189,500.	\$161,250.	17.52%	91	59	54.24%
10 Townhouse	\$295,529.15	\$262,720.59	12.49%	\$256,000.	\$259,000.	-1.16%	74	66	12.12%
11 RES. TOTAL	\$369,868.46	\$342,677.25	7.93%	\$340,000.	\$310,000.	9.68%	80	72	11.11%
12 FARMS	\$980,470.81	\$706,583.31	38.76%	\$800,000.	\$752,500.	6.31%	97	119	-18.49%
13 MULTIFAMILY	\$610,000.	\$618,416.68	-1.36%	\$610,000.	\$405,500.	50.43%	17	122	-86.07%
14 Acreage	\$498,400.	\$274,031.71	81.88%	\$342,000.	\$229,000.	49.34%	185	147	25.85%
15 Acreage WF	\$288,750.	\$691,666.68	-58.25%	\$250,000.	\$665,000.	-62.41%	63	187	-66.31%
16 Lots	\$215,721.46	\$187,929.93	14.79%	\$230,000.	\$168,000.	36.90%	259	168	54.17%
17 Lots WF	\$44,915.	\$934,875.	-95.20%	\$44,915.	\$907,500.	-95.05%	53	95	-44.21%
18 LOTS TOTAL	\$315,730.15	\$229,097.78	37.81%	\$246,261.90	\$185,250.	32.93%	219	163	34.36%
19 Business	\$644,045.43	\$389,303.84	65.44%	\$1,360,000.	\$57,385.	2269.96%	171	230	-25.65%
20 Commercial	\$980,471.81	\$620,647.06	57.98%	\$1,966,465.	\$2,050,000.	-4.07%	151	190	-20.53%
21 Land	\$916,000.	\$1,249,542.87	-26.69%	\$2,335,000.	\$457,000.	410.94%	233	169	37.87%
22 Leases	\$86,180.74	\$112,194.54	-23.19%	\$750.	\$73,440.	-98.98%	191	233	-18.03%
23 IC&I TOTAL	\$622,047.	\$530,248.87	17.31%	\$367,500.	\$250,000.	47.00%	178	208	-14.42%
24 GRAND TOTAL	\$382,027.31	\$339,991.15	12.36%	\$335,000.	\$300,000.	11.67%	95	85	11.76%

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