

North Zone Monthly Statistics

October 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
Year = 2008						
Month = October						
Area = Central Zone						
1 Units Listed	1032	913	13.03%	12197	9528	28.01%
2 Units Sold	168	480	-65.00%	3502	5550	-36.90%
3 Sales Volume	\$62,242,400.	\$196,106,992.	-68.26%	\$1,511,476,608.	\$2,264,092,416.	-33.24%
4 List/Sell Ratio	89.04%	95.90%		94.89%	96.54%	
5 Days to Sell	92	70	31.43%	77	68	13.24%
6 Active Listings	5466	3092	76.78%			
Area = North Zone						
1 Units Listed	336	386	-12.95%	4471	3923	13.97%
2 Units Sold	89	186	-52.15%	1394	2277	-38.78%
3 Sales Volume	\$32,906,400.	\$71,567,448.	-54.02%	\$530,993,056.	\$782,653,952.	-32.15%
4 List/Sell Ratio	89.45%	95.52%		94.15%	96.42%	
5 Days to Sell	105	84	25.00%	95	84	13.10%
6 Active Listings	2345	1571	49.27%			
Area = Shuswap Zone						
1 Units Listed	192	178	7.87%	2932	2379	23.25%
2 Units Sold	64	107	-40.19%	847	1359	-37.67%
3 Sales Volume	\$22,335,100.	\$31,361,452.	-28.78%	\$274,990,432.	\$435,979,200.	-36.93%
4 List/Sell Ratio	84.56%	94.08%		92.00%	95.46%	
5 Days to Sell	139	84	65.48%	101	104	-2.88%
6 Active Listings	1603	1032	55.33%			
Area = Grand Total						
1 Units Listed	1560	1477	5.62%	19600	15830	23.82%
2 Units Sold	321	773	-58.47%	5743	9186	-37.48%
3 Sales Volume	\$117,483,896.	\$299,035,904.	-60.71%	\$2,317,459,968.	\$3,482,725,632.	-33.46%
4 List/Sell Ratio	88.24%	95.56%		94.28%	96.35%	
5 Days to Sell	105	76	38.16%	85	77	10.39%
6 Active Listings	9414	5695	65.30%			

Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	89	\$32,906,400.	44	\$16,888,400.
Last Month	102	\$36,047,132.	43	\$17,789,350.
This Month Last Year	186	\$71,567,448.	84	\$33,307,250.

Description	Total Listings Taken	Inventory
This Month	336	2345
Last Month	434	2486
This Month Last Year	386	1571

Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
Year = 2008	
Month = 10	
Area = NO	
7 Ratio of Sales vs. Inventory	3.80%
8 Condo/Apt -- Sales	5
9 Condo/Apt -- New Listings	19
10 Condo/Apt -- Current Inventory	135
11 Condo/Apt -- Sell/Inv. Ratio	3.70%
12 Condo/Apt -- Days to Sell	83
13 Condo/Townhouse -- Sales	10
14 Condo/Townhouse -- New Listings	41
15 Condo/Townhouse -- Current Inventory	203
16 Condo/Townhouse -- Sell/Inv. Ratio	4.93%
17 Condo/Townhouse -- Days to Sell	115
18 Lots -- Sales	3
19 Lots -- New Listings	42
20 Lots -- Current Inventory	496
21 Lots -- Sell/Inv. Ratio	0.61%
22 Lots -- Days to Sell	201
23 Residential -- Sales	44
24 Residential -- New Listings	139
25 Residential -- Current Inventory	808
26 Residential -- Sell/Inv. Ratio	5.45%
27 Residential -- Days to Sell	97
28 Average House Price	\$383,827.28
29 Median House Price	\$378,000.
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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%
Zone = NO									
1 Acreage/House	29	27	7.41%	458	413	10.90%	232	173	34.10%
2 Duplex	12	12	0.00%	113	103	9.71%	42	24	75.00%
3 Mobile Home	20	20	0.00%	206	188	9.57%	89	54	64.81%
4 Recreational	4	6	-33.33%	42	77	-45.45%	30	38	-21.05%
5 Residential	139	130	6.92%	1829	1510	21.13%	808	420	92.38%
6 Residential WF	3	4	-25.00%	78	60	30.00%	49	23	113.04%
7 3/4-Plex	2	1	100.00%	17	20	-15.00%	9	3	200.00%
8 Timeshare	0	0	0.00%	0	2	-100.00%	2	5	-60.00%
9 Apartment	19	26	-26.92%	311	227	37.00%	135	74	82.43%
10 Townhouse	41	56	-26.79%	465	446	4.26%	203	121	67.77%
11 RES. TOTAL	269	282	-4.61%	3519	3046	15.53%	1599	935	71.02%
12 FARMS	3	7	-57.14%	74	74	0.00%	48	52	-7.69%
13 MULTIFAMILY	0	0	0.00%	15	15	0.00%	11	6	83.33%
14 Acreage	10	7	42.86%	199	165	20.61%	176	144	22.22%
15 Acreage WF	0	2	-100.00%	21	15	40.00%	13	11	18.18%
16 Lots	29	60	-51.67%	345	338	2.07%	289	237	21.94%
17 Lots WF	3	0	0.00%	23	25	-8.00%	18	16	12.50%
18 LOTS TOTAL	42	69	-39.13%	595	544	9.38%	496	408	21.57%
19 Business	12	7	71.43%	108	91	18.68%	81	55	47.27%
20 Commercial	7	9	-22.22%	76	62	22.58%	47	47	0.00%
21 Land	1	4	-75.00%	33	42	-21.43%	37	35	5.71%
22 Leases	2	8	-75.00%	50	49	2.04%	26	33	-21.21%
23 IC&I TOTAL	22	28	-21.43%	267	244	9.43%	191	170	12.35%
24 GRAND TOTAL	336	386	-12.95%	4471	3923	13.97%	2345	1571	49.27%

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	11	21	-47.62%	\$4,683,500.	\$11,271,000.	-58.45%	89.66%	91.86%
2 Duplex	1	8	-87.50%	\$285,000.	\$2,321,500.	-87.72%	84.07%	96.37%
3 Mobile Home	8	7	14.29%	\$877,000.	\$658,000.	33.28%	87.22%	85.01%
4 Recreational	0	1	-100.00%	\$0.	\$165,000.	0.00%	0.00%	94.28%
5 Residential	44	84	-47.62%	\$16,888,400.	\$33,307,250.	-49.30%	91.03%	96.42%
6 Residential WF	1	1	0.00%	\$91,500.	\$1,458,000.	-93.72%	91.50%	69.42%
7 3/4-Plex	0	1	-100.00%	\$0.	\$179,000.	0.00%	0.00%	94.70%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	5	16	-68.75%	\$1,208,000.	\$3,612,000.	-66.56%	88.20%	98.65%
10 Townhouse	10	25	-60.00%	\$2,550,000.	\$7,810,000.	-67.35%	89.09%	99.14%
11 RES. TOTAL	80	164	-51.22%	\$26,583,400.	\$60,781,752.	-56.26%	89.96%	95.78%
12 FARMS	1	0	0.00%	\$710,000.	\$0.	0.00%	93.43%	0.00%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	0	9	-100.00%	\$0.	\$2,798,800.	0.00%	0.00%	97.57%
15 Acreage WF	1	1	0.00%	\$925,000.	\$482,500.	91.71%	61.67%	96.51%
16 Lots	2	7	-71.43%	\$175,000.	\$1,999,400.	-91.25%	83.95%	93.30%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	3	17	-82.35%	\$1,100,000.	\$5,280,700.	-79.17%	76.52%	95.75%
19 Business	1	1	0.00%	\$978,000.	\$145,000.	574.48%	98.29%	78.37%
20 Commercial	3	3	0.00%	\$935,000.	\$2,660,000.	-64.85%	96.31%	88.30%
21 Land	1	1	0.00%	\$2,600,000.	\$2,700,000.	-3.70%	54.16%	87.09%
22 Leases	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
23 IC&I TOTAL	5	5	0.00%	\$4,513,000.	\$5,505,000.	-18.02%	88.27%	86.07%
24 GRAND TOTAL	89	186	-52.15%	\$32,906,400.	\$71,567,448.	-54.02%	89.45%	95.52%

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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	122	190	-35.79%	\$73,145,648.	\$98,682,152.	-25.88%	93.43%	95.00%
2 Duplex	49	64	-23.44%	\$18,129,200.	\$17,844,784.	1.59%	96.21%	96.84%
3 Mobile Home	99	132	-25.00%	\$11,713,000.	\$13,107,550.	-10.64%	89.11%	92.83%
4 Recreational	10	33	-69.70%	\$2,555,777.	\$18,180,200.	-85.94%	89.61%	95.47%
5 Residential	632	1042	-39.35%	\$251,745,232.	\$387,392,288.	-35.02%	94.71%	97.15%
6 Residential WF	9	24	-62.50%	\$12,134,500.	\$30,913,400.	-60.75%	85.07%	90.59%
7 3/4-Plex	2	15	-86.67%	\$728,000.	\$4,111,340.	-82.29%	91.72%	96.20%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	101	174	-41.95%	\$20,638,012.	\$31,697,176.	-34.89%	94.80%	97.97%
10 Townhouse	196	310	-36.77%	\$56,972,952.	\$82,695,808.	-31.11%	96.27%	98.49%
11 RES. TOTAL	1220	1984	-38.51%	\$447,762,336.	\$684,624,704.	-34.60%	94.33%	96.81%
12 FARMS	13	12	8.33%	\$12,475,650.	\$8,479,000.	47.14%	94.71%	92.24%
13 MULTIFAMILY	1	12	-91.67%	\$610,000.	\$7,421,000.	-91.78%	84.13%	97.53%
14 Acreage	34	50	-32.00%	\$16,945,600.	\$14,034,100.	20.75%	90.98%	96.29%
15 Acreage WF	5	4	25.00%	\$2,080,000.	\$2,557,500.	-18.67%	88.21%	89.44%
16 Lots	59	156	-62.18%	\$12,471,124.	\$30,000,960.	-58.43%	96.05%	95.70%
17 Lots WF	2	4	-50.00%	\$89,830.	\$3,739,500.	-97.60%	98.25%	94.06%
18 LOTS TOTAL	101	215	-53.02%	\$32,041,554.	\$50,642,060.	-36.73%	94.01%	95.70%
19 Business	12	15	-20.00%	\$8,062,500.	\$5,595,254.	44.10%	87.82%	68.54%
20 Commercial	22	20	10.00%	\$19,563,964.	\$13,211,000.	48.09%	90.95%	90.97%
21 Land	8	8	0.00%	\$9,012,000.	\$11,446,800.	-21.27%	86.03%	86.65%
22 Leases	17	11	54.55%	\$1,465,072.62	\$1,234,140.	18.71%	100.00%	100.00%
23 IC&I TOTAL	59	54	9.26%	\$38,103,536.	\$31,487,194.	21.01%	89.37%	83.84%
24 GRAND TOTAL	1394	2277	-38.78%	\$530,993,056.	\$782,653,952.	-32.15%	94.15%	96.42%

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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	\$425,772.71	\$536,714.31	-20.67%	\$460,000.	\$490,000.	-6.12%	120	118	1.69%
2 Duplex	\$285,000.	\$290,187.50	-1.79%	\$285,000.	\$282,500.	0.88%	115	59	94.92%
3 Mobile Home	\$109,625.	\$94,000.	16.62%	\$91,250.	\$95,000.	-3.95%	70	93	-24.73%
4 Recreational	\$0.	\$165,000.	0.00%	\$0.	\$165,000.	0.00%	0	21	0.00%
5 Residential	\$383,827.28	\$396,514.87	-3.20%	\$378,000.	\$362,500.	4.28%	97	57	70.18%
6 Residential WF	\$91,500.	\$1,458,000.	-93.72%	\$91,500.	\$1,458,000.	-93.72%	26	140	-81.43%
7 3/4-Plex	\$0.	\$179,000.	0.00%	\$0.	\$179,000.	0.00%	0	33	0.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$241,600.	\$225,750.	7.02%	\$190,000.	\$186,000.	2.15%	83	101	-17.82%
10 Townhouse	\$255,000.	\$312,400.	-18.37%	\$252,500.	\$282,500.	-10.62%	115	62	85.48%
11 RES. TOTAL	\$332,292.50	\$370,620.43	-10.34%	\$310,000.	\$346,000.	-10.40%	98	72	36.11%
12 FARMS	\$710,000.	\$0.	0.00%	\$710,000.	\$0.	0.00%	105	0	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$0.	\$310,977.78	0.00%	\$0.	\$200,000.	0.00%	0	157	0.00%
15 Acreage WF	\$925,000.	\$482,500.	91.71%	\$925,000.	\$482,500.	91.71%	351	26	1250.00%
16 Lots	\$87,500.	\$285,628.56	-69.37%	\$87,500.	\$300,000.	-70.83%	126	192	-34.38%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$366,666.65	\$310,629.40	18.04%	\$100,000.	\$265,000.	-62.26%	201	164	22.56%
19 Business	\$978,000.	\$145,000.	574.48%	\$978,000.	\$145,000.	574.48%	169	77	119.48%
20 Commercial	\$311,666.65	\$886,666.68	-64.85%	\$295,000.	\$880,000.	-66.48%	133	202	-34.16%
21 Land	\$2,600,000.	\$2,700,000.	-3.70%	\$2,600,000.	\$2,700,000.	-3.70%	183	475	-61.47%
22 Leases	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
23 IC&I TOTAL	\$902,600.	\$1,101,000.	-18.02%	\$425,000.	\$880,000.	-51.70%	150	231	-35.06%
24 GRAND TOTAL	\$369,734.84	\$384,771.25	-3.91%	\$310,000.	\$345,000.	-10.14%	105	84	25.00%

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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	\$599,554.50	\$519,379.75	15.44%	\$550,000.	\$487,500.	12.82%	105	96	9.38%
2 Duplex	\$369,983.68	\$278,824.75	32.69%	\$320,000.	\$254,000.	25.98%	71	51	39.22%
3 Mobile Home	\$118,313.13	\$99,299.62	19.15%	\$114,000.	\$79,800.	42.86%	92	67	37.31%
4 Recreational	\$255,577.70	\$550,915.12	-53.61%	\$257,738.50	\$535,000.	-51.82%	107	107	0.00%
5 Residential	\$398,331.06	\$371,777.62	7.14%	\$377,500.	\$346,850.	8.84%	75	71	5.63%
6 Residential WF	\$1,348,277.75	\$1,288,058.37	4.68%	\$749,000.	\$1,352,500.	-44.62%	141	127	11.02%
7 3/4-Plex	\$364,000.	\$274,089.34	32.80%	\$364,000.	\$188,000.	93.62%	165	65	153.85%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$204,336.75	\$182,167.67	12.17%	\$190,000.	\$162,000.	17.28%	91	63	44.44%
10 Townhouse	\$290,678.34	\$266,760.65	8.97%	\$255,500.	\$260,000.	-1.73%	76	66	15.15%
11 RES. TOTAL	\$367,018.31	\$345,072.93	6.36%	\$339,950.	\$314,000.	8.26%	81	72	12.50%
12 FARMS	\$959,665.37	\$706,583.31	35.82%	\$785,000.	\$752,500.	4.32%	98	119	-17.65%
13 MULTIFAMILY	\$610,000.	\$618,416.68	-1.36%	\$610,000.	\$405,500.	50.43%	17	122	-86.07%
14 Acreage	\$498,400.	\$280,682.	77.57%	\$342,000.	\$227,000.	50.66%	185	149	24.16%
15 Acreage WF	\$416,000.	\$639,375.	-34.94%	\$285,000.	\$587,500.	-51.49%	120	147	-18.37%
16 Lots	\$211,374.98	\$192,313.84	9.91%	\$225,000.	\$169,500.	32.74%	255	169	50.89%
17 Lots WF	\$44,915.	\$934,875.	-95.20%	\$44,915.	\$907,500.	-95.05%	53	95	-44.21%
18 LOTS TOTAL	\$317,243.09	\$235,544.46	34.69%	\$245,000.	\$193,500.	26.61%	218	163	33.74%
19 Business	\$671,875.	\$373,016.93	80.12%	\$110,000.	\$145,000.	-24.14%	171	220	-22.27%
20 Commercial	\$889,271.12	\$660,550.	34.63%	\$497,000.	\$577,500.	-13.94%	148	192	-22.92%
21 Land	\$1,126,500.	\$1,430,850.	-21.27%	\$1,792,500.	\$1,439,500.	24.52%	227	207	9.66%
22 Leases	\$86,180.74	\$112,194.54	-23.19%	\$11,460.	\$11.	104081.82%	191	233	-18.03%
23 IC&I TOTAL	\$645,822.68	\$583,096.18	10.76%	\$375,000.	\$267,500.	40.19%	176	210	-16.19%
24 GRAND TOTAL	\$380,913.25	\$343,721.53	10.82%	\$334,750.	\$304,900.	9.79%	95	84	13.10%

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