

North Zone Monthly Statistics

November 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 = November						
Area = Central Zone						
1 Units Listed	754	804	-6.22%	12952	10332	25.36%
2 Units Sold	149	364	-59.07%	3657	5915	-38.17%
3 Sales Volume	\$53,630,996.	\$152,780,304.	-64.90%	\$1,565,923,456.	\$2,420,872,704.	-35.32%
4 List/Sell Ratio	87.41%	95.22%		94.58%	96.49%	
5 Days to Sell	96	71	35.21%	78	68	14.71%
6 Active Listings	5149	3147	63.62%			
Area = North Zone						
1 Units Listed	292	293	-0.34%	4762	4216	12.95%
2 Units Sold	64	160	-60.00%	1458	2436	-40.15%
3 Sales Volume	\$20,813,786.	\$59,930,896.	-65.27%	\$551,806,848.	\$842,324,864.	-34.49%
4 List/Sell Ratio	84.90%	95.53%		93.74%	96.36%	
5 Days to Sell	109	74	47.30%	96	84	14.29%
6 Active Listings	2271	1532	48.24%			
Area = Shuswap Zone						
1 Units Listed	149	162	-8.02%	3079	2541	21.17%
2 Units Sold	31	68	-54.41%	878	1427	-38.47%
3 Sales Volume	\$8,067,647.50	\$25,118,500.	-67.88%	\$283,058,080.	\$461,097,696.	-38.61%
4 List/Sell Ratio	83.71%	93.43%		91.72%	95.36%	
5 Days to Sell	158	97	62.89%	103	104	-0.96%
6 Active Listings	1532	992	54.44%			
Area = Grand Total						
1 Units Listed	1195	1259	-5.08%	20793	17089	21.67%
2 Units Sold	244	592	-58.78%	5993	9778	-38.71%
3 Sales Volume	\$82,512,432.	\$237,829,696.	-65.31%	\$2,400,788,480.	\$3,724,295,424.	-35.54%
4 List/Sell Ratio	86.28%	95.09%		93.95%	96.29%	
5 Days to Sell	107	75	42.67%	86	77	11.69%
6 Active Listings	8952	5671	57.86%			

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

Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	64	\$20,813,786.	40	\$13,970,500.
Last Month	89	\$32,906,400.	44	\$16,888,400.
This Month Last Year	160	\$59,930,896.	71	\$29,081,700.

Description	Total Listings Taken	Inventory
This Month	292	2271
Last Month	335	2345
This Month Last Year	293	1532

Quick Summary Part 2

	<u>Description</u>	<u>This Month</u>
Year = 2008		
Month = 11		
Area = NO		
7	Ratio of Sales vs. Inventory	2.82%
8	Condo/Apt -- Sales	3
9	Condo/Apt -- New Listings	22
10	Condo/Apt -- Current Inventory	140
11	Condo/Apt -- Sell/Inv. Ratio	2.14%
12	Condo/Apt -- Days to Sell	98
13	Condo/Townhouse -- Sales	3
14	Condo/Townhouse -- New Listings	25
15	Condo/Townhouse -- Current Inventory	201
16	Condo/Townhouse -- Sell/Inv. Ratio	1.49%
17	Condo/Townhouse -- Days to Sell	143
18	Lots -- Sales	4
19	Lots -- New Listings	52
20	Lots -- Current Inventory	510
21	Lots -- Sell/Inv. Ratio	0.78%
22	Lots -- Days to Sell	149
23	Residential -- Sales	40
24	Residential -- New Listings	95
25	Residential -- Current Inventory	730
26	Residential -- Sell/Inv. Ratio	5.48%
27	Residential -- Days to Sell	100
28	Average House Price	\$349,262.50
29	Median House Price	\$344,000.

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	21	31	-32.26%	479	444	7.88%	207	153	35.29%
2 Duplex	3	4	-25.00%	116	107	8.41%	40	25	60.00%
3 Mobile Home	12	12	0.00%	218	200	9.00%	85	54	57.41%
4 Recreational	14	7	100.00%	56	84	-33.33%	39	40	-2.50%
5 Residential	95	109	-12.84%	1924	1619	18.84%	730	392	86.22%
6 Residential WF	2	4	-50.00%	80	64	25.00%	43	25	72.00%
7 3/4-Plex	2	1	100.00%	19	21	-9.52%	10	5	100.00%
8 Timeshare	0	0	0.00%	0	2	-100.00%	2	4	-50.00%
9 Apartment	22	20	10.00%	333	247	34.82%	140	80	75.00%
10 Townhouse	25	22	13.64%	490	468	4.70%	201	111	81.08%
11 RES. TOTAL	196	210	-6.67%	3715	3256	14.10%	1497	889	68.39%
12 FARMS	8	8	0.00%	82	82	0.00%	48	52	-7.69%
13 MULTIFAMILY	2	1	100.00%	17	16	6.25%	12	4	200.00%
14 Acreage	4	36	-88.89%	203	201	1.00%	172	163	5.52%
15 Acreage WF	1	1	0.00%	22	16	37.50%	10	12	-16.67%
16 Lots	45	21	114.29%	389	359	8.36%	308	232	32.76%
17 Lots WF	2	1	100.00%	25	26	-3.85%	20	16	25.00%
18 LOTS TOTAL	52	59	-11.86%	646	603	7.13%	510	423	20.57%
19 Business	4	8	-50.00%	111	99	12.12%	77	57	35.09%
20 Commercial	16	5	220.00%	92	67	37.31%	57	46	23.91%
21 Land	8	2	300.00%	41	44	-6.82%	43	34	26.47%
22 Leases	6	0	0.00%	56	49	14.29%	26	27	-3.70%
23 IC&I TOTAL	34	15	126.67%	300	259	15.83%	203	164	23.78%
24 GRAND TOTAL	292	293	-0.34%	4762	4216	12.95%	2271	1532	48.24%

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	5	17	-70.59%	\$1,965,800.	\$9,147,000.	-78.51%	77.01%	93.97%
2 Duplex	0	1	-100.00%	\$0.	\$236,000.	0.00%	0.00%	98.37%
3 Mobile Home	4	7	-42.86%	\$339,000.	\$1,000,400.	-66.11%	85.06%	96.34%
4 Recreational	0	2	-100.00%	\$0.	\$890,000.	0.00%	0.00%	89.23%
5 Residential	40	71	-43.66%	\$13,970,500.	\$29,081,700.	-51.96%	87.92%	95.48%
6 Residential WF	1	0	0.00%	\$1,900,000.	\$0.	0.00%	95.00%	0.00%
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	3	10	-70.00%	\$602,000.	\$1,964,900.	-69.36%	85.39%	96.94%
10 Townhouse	3	22	-86.36%	\$780,000.	\$5,470,797.	-85.74%	88.29%	97.05%
11 RES. TOTAL	56	130	-56.92%	\$19,557,300.	\$47,790,796.	-59.08%	86.75%	95.63%
12 FARMS	1	0	0.00%	\$142,000.	\$0.	0.00%	57.02%	0.00%
13 MULTIFAMILY	0	2	-100.00%	\$0.	\$1,314,000.	0.00%	0.00%	92.73%
14 Acreage	1	7	-85.71%	\$220,000.	\$3,305,000.	-93.34%	63.03%	96.03%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	3	13	-76.92%	\$558,000.	\$2,764,300.	-79.81%	75.37%	96.17%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	4	20	-80.00%	\$778,000.	\$6,069,300.	-87.18%	72.29%	96.12%
19 Business	2	2	0.00%	\$317,000.	\$583,000.	-45.63%	72.28%	83.58%
20 Commercial	0	4	-100.00%	\$0.	\$3,549,900.	0.00%	0.00%	97.13%
21 Land	0	1	-100.00%	\$0.	\$605,000.	0.00%	0.00%	93.09%
22 Leases	1	1	0.00%	\$19,486.08	\$18,900.	3.10%	0.00%	0.00%
23 IC&I TOTAL	3	8	-62.50%	\$336,486.09	\$4,756,800.	-92.93%	72.28%	92.68%
24 GRAND TOTAL	64	160	-60.00%	\$20,813,786.	\$59,930,896.	-65.27%	84.90%	95.53%

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	127	207	-38.65%	\$75,111,448.	\$107,829,152.	-30.34%	92.77%	94.92%
2 Duplex	49	65	-24.62%	\$18,129,200.	\$18,080,784.	0.27%	96.21%	96.86%
3 Mobile Home	103	139	-25.90%	\$12,052,000.	\$14,107,950.	-14.57%	88.95%	93.01%
4 Recreational	10	35	-71.43%	\$2,555,777.	\$19,070,200.	-86.60%	89.61%	95.11%
5 Residential	672	1113	-39.62%	\$265,715,728.	\$416,473,984.	-36.20%	94.31%	97.04%
6 Residential WF	10	24	-58.33%	\$14,034,500.	\$30,913,400.	-54.60%	86.06%	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	104	184	-43.48%	\$21,240,012.	\$33,662,076.	-36.90%	94.53%	97.92%
10 Townhouse	199	331	-39.88%	\$57,752,952.	\$87,906,608.	-34.30%	96.15%	98.39%
11 RES. TOTAL	1276	2113	-39.61%	\$467,319,616.	\$732,155,520.	-36.17%	94.00%	96.74%
12 FARMS	14	12	16.67%	\$12,617,650.	\$8,479,000.	48.81%	92.02%	92.24%
13 MULTIFAMILY	1	14	-92.86%	\$610,000.	\$8,735,000.	-93.02%	84.13%	96.85%
14 Acreage	35	57	-38.60%	\$17,165,600.	\$17,339,100.	-1.00%	90.18%	96.26%
15 Acreage WF	5	4	25.00%	\$2,080,000.	\$2,557,500.	-18.67%	88.21%	89.44%
16 Lots	62	169	-63.31%	\$13,029,124.	\$32,765,260.	-60.23%	95.05%	95.74%
17 Lots WF	2	4	-50.00%	\$89,830.	\$3,739,500.	-97.60%	98.25%	94.06%
18 LOTS TOTAL	105	235	-55.32%	\$32,819,554.	\$56,711,360.	-42.13%	93.18%	95.74%
19 Business	14	17	-17.65%	\$8,379,500.	\$6,178,254.	35.63%	85.60%	70.31%
20 Commercial	22	24	-8.33%	\$19,563,964.	\$16,760,900.	16.72%	90.95%	92.00%
21 Land	8	9	-11.11%	\$9,012,000.	\$12,051,800.	-25.22%	86.03%	87.36%
22 Leases	18	12	50.00%	\$1,484,558.75	\$1,253,040.	18.48%	100.00%	100.00%
23 IC&I TOTAL	62	62	0.00%	\$38,440,024.	\$36,243,992.	6.06%	88.61%	84.99%
24 GRAND TOTAL	1458	2436	-40.15%	\$551,806,848.	\$842,324,864.	-34.49%	93.74%	96.36%

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	\$393,160.	\$538,058.81	-26.93%	\$365,000.	\$478,000.	-23.64%	165	98	68.37%
2 Duplex	\$0.	\$236,000.	0.00%	\$0.	\$236,000.	0.00%	0	32	0.00%
3 Mobile Home	\$84,750.	\$142,914.28	-40.70%	\$72,500.	\$125,000.	-42.00%	53	73	-27.40%
4 Recreational	\$0.	\$445,000.	0.00%	\$0.	\$445,000.	0.00%	0	121	0.00%
5 Residential	\$349,262.50	\$409,601.40	-14.73%	\$344,000.	\$375,000.	-8.27%	100	63	58.73%
6 Residential WF	\$1,900,000.	\$0.	0.00%	\$1,900,000.	\$0.	0.00%	62	0	0.00%
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	\$200,666.67	\$196,490.	2.13%	\$232,000.	\$163,000.	42.33%	98	64	53.13%
10 Townhouse	\$260,000.	\$248,672.59	4.56%	\$270,000.	\$251,200.	7.48%	143	78	83.33%
11 RES. TOTAL	\$349,237.50	\$367,621.50	-5.00%	\$326,250.	\$329,250.	-0.91%	104	72	44.44%
12 FARMS	\$142,000.	\$0.	0.00%	\$142,000.	\$0.	0.00%	166	0	0.00%
13 MULTIFAMILY	\$0.	\$657,000.	0.00%	\$0.	\$657,000.	0.00%	0	78	0.00%
14 Acreage	\$220,000.	\$472,142.84	-53.40%	\$220,000.	\$500,000.	-56.00%	133	71	87.32%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$186,000.	\$212,638.46	-12.53%	\$160,000.	\$163,000.	-1.84%	154	115	33.91%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$194,500.	\$303,465.	-35.91%	\$190,000.	\$260,000.	-26.92%	149	100	49.00%
19 Business	\$158,500.	\$291,500.	-45.63%	\$158,500.	\$291,500.	-45.63%	176	55	220.00%
20 Commercial	\$0.	\$887,475.	0.00%	\$0.	\$980,000.	0.00%	0	53	0.00%
21 Land	\$0.	\$605,000.	0.00%	\$0.	\$605,000.	0.00%	0	38	0.00%
22 Leases	\$19,486.08	\$18,900.	3.10%	\$19,486.08	\$18,900.	3.10%	31	23	34.78%
23 IC&I TOTAL	\$112,162.02	\$594,600.	-81.14%	\$142,000.	\$395,000.	-64.05%	128	48	166.67%
24 GRAND TOTAL	\$325,215.40	\$374,568.09	-13.18%	\$295,000.	\$329,250.	-10.40%	109	74	47.30%

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	\$591,428.75	\$520,913.78	13.54%	\$540,000.	\$485,000.	11.34%	107	96	11.46%
2 Duplex	\$369,983.68	\$278,165.90	33.01%	\$320,000.	\$251,000.	27.49%	71	51	39.22%
3 Mobile Home	\$117,009.71	\$101,496.04	15.28%	\$112,000.	\$82,500.	35.76%	91	67	35.82%
4 Recreational	\$255,577.70	\$544,862.87	-53.09%	\$257,738.50	\$535,000.	-51.82%	107	108	-0.93%
5 Residential	\$395,410.31	\$374,190.46	5.67%	\$376,250.	\$349,000.	7.81%	76	70	8.57%
6 Residential WF	\$1,403,450.	\$1,288,058.37	8.96%	\$924,500.	\$1,352,500.	-31.65%	133	127	4.72%
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	\$204,230.89	\$182,946.06	11.63%	\$190,000.	\$162,000.	17.28%	91	63	44.44%
10 Townhouse	\$290,215.84	\$265,578.87	9.28%	\$256,000.	\$259,000.	-1.16%	77	67	14.93%
11 RES. TOTAL	\$366,237.93	\$346,500.46	5.70%	\$339,000.	\$314,900.	7.65%	82	72	13.89%
12 FARMS	\$901,260.68	\$706,583.31	27.55%	\$757,500.	\$752,500.	0.66%	103	119	-13.45%
13 MULTIFAMILY	\$610,000.	\$623,928.56	-2.23%	\$610,000.	\$405,500.	50.43%	17	116	-85.34%
14 Acreage	\$490,445.71	\$304,194.75	61.23%	\$335,000.	\$231,000.	45.02%	184	139	32.37%
15 Acreage WF	\$416,000.	\$639,375.	-34.94%	\$285,000.	\$587,500.	-51.49%	120	147	-18.37%
16 Lots	\$210,147.15	\$193,877.28	8.39%	\$225,000.	\$169,000.	33.14%	250	165	51.52%
17 Lots WF	\$44,915.	\$934,875.	-95.20%	\$44,915.	\$907,500.	-95.05%	53	95	-44.21%
18 LOTS TOTAL	\$312,567.18	\$241,324.93	29.52%	\$245,000.	\$195,000.	25.64%	216	158	36.71%
19 Business	\$598,535.68	\$363,426.71	64.69%	\$182,500.	\$880,000.	-79.26%	172	201	-14.43%
20 Commercial	\$889,271.12	\$698,370.81	27.34%	\$497,000.	\$577,500.	-13.94%	148	168	-11.90%
21 Land	\$1,126,500.	\$1,339,088.87	-15.88%	\$1,792,500.	\$2,700,000.	-33.61%	227	188	20.74%
22 Leases	\$82,475.48	\$104,420.	-21.02%	\$37,230.	\$7,155.50	420.30%	182	216	-15.74%
23 IC&I TOTAL	\$620,000.37	\$584,580.56	6.06%	\$327,500.	\$282,500.	15.93%	173	189	-8.47%
24 GRAND TOTAL	\$378,468.34	\$345,781.96	9.45%	\$332,000.	\$305,000.	8.85%	96	84	14.29%

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