

# **North Zone Monthly Statistics**

February 2009

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 = 2009</b>						
<b>Month = February</b>						
<b>Area = Central Zone</b>						
1 Units Listed	888	1091	-18.61%	1769	2059	-14.08%
2 Units Sold	162	423	-61.70%	276	745	-62.95%
3 Sales Volume	\$58,683,620.	\$170,822,096.	-65.65%	\$97,643,664.	\$303,072,800.	-67.78%
4 List/Sell Ratio	88.37%	96.50%		87.42%	96.23%	
5 Days to Sell	104	82	26.83%	104	82	26.83%
6 Active Listings	4848	3456	40.28%			
<b>Area = North Zone</b>						
1 Units Listed	306	364	-15.93%	570	730	-21.92%
2 Units Sold	75	174	-56.90%	127	294	-56.80%
3 Sales Volume	\$25,095,802.	\$65,183,196.	-61.50%	\$41,787,792.	\$107,475,200.	-61.12%
4 List/Sell Ratio	87.75%	95.94%		86.83%	95.69%	
5 Days to Sell	126	96	31.25%	134	100	34.00%
6 Active Listings	2124	1527	39.10%			
<b>Area = Shuswap Zone</b>						
1 Units Listed	142	187	-24.06%	251	390	-35.64%
2 Units Sold	20	52	-61.54%	41	103	-60.19%
3 Sales Volume	\$5,762,406.	\$14,900,751.	-61.33%	\$11,742,406.	\$30,175,362.	-61.09%
4 List/Sell Ratio	84.03%	93.06%		81.10%	94.10%	
5 Days to Sell	157	116	35.34%	162	102	58.82%
6 Active Listings	1274	1008	26.39%			
<b>Area = Grand Total</b>						
1 Units Listed	1336	1642	-18.64%	2590	3179	-18.53%
2 Units Sold	257	649	-60.40%	444	1142	-61.12%
3 Sales Volume	\$89,541,832.	\$250,906,048.	-64.31%	\$151,173,856.	\$440,723,360.	-65.70%
4 List/Sell Ratio	87.84%	96.07%		86.65%	95.90%	
5 Days to Sell	114	88	29.55%	118	89	32.58%
6 Active Listings	8246	5991	37.64%			

# Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	75	\$25,095,802.	37	\$13,391,250.
Last Month	52	\$16,691,990.	27	\$10,743,800.
This Month Last Year	174	\$65,183,196.	76	\$30,298,532.

Description	Total Listings Taken	Inventory
This Month	306	2124
Last Month	264	2041
This Month Last Year	364	1527

# Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
<b>Year = 2009</b>	
<b>Month = 2</b>	
<b>Area = NO</b>	
7 Ratio of Sales vs. Inventory	3.53%
8 Condo/Apt -- Sales	6
9 Condo/Apt -- New Listings	20
10 Condo/Apt -- Current Inventory	149
11 Condo/Apt -- Sell/Inv. Ratio	4.03%
12 Condo/Apt -- Days to Sell	103
13 Condo/Townhouse -- Sales	11
14 Condo/Townhouse -- New Listings	45
15 Condo/Townhouse -- Current Inventory	206
16 Condo/Townhouse -- Sell/Inv. Ratio	5.34%
17 Condo/Townhouse -- Days to Sell	133
18 Lots -- Sales	5
19 Lots -- New Listings	47
20 Lots -- Current Inventory	477
21 Lots -- Sell/Inv. Ratio	1.05%
22 Lots -- Days to Sell	208
23 Residential -- Sales	37
24 Residential -- New Listings	111
25 Residential -- Current Inventory	645
26 Residential -- Sell/Inv. Ratio	5.74%
27 Residential -- Days to Sell	109
28 Average House Price	\$361,925.68
29 Median House Price	\$343,000.

## 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%
<b>Zone = NO</b>									
1 Acreage/House	31	43	-27.91%	54	72	-25.00%	176	155	13.55%
2 Duplex	7	10	-30.00%	14	19	-26.32%	45	22	104.55%
3 Mobile Home	15	21	-28.57%	27	39	-30.77%	84	59	42.37%
4 Recreational	3	0	0.00%	5	2	150.00%	40	25	60.00%
5 Residential	111	138	-19.57%	222	274	-18.98%	645	419	53.94%
6 Residential WF	3	8	-62.50%	5	11	-54.55%	35	23	52.17%
7 3/4-Plex	0	0	0.00%	0	2	-100.00%	8	6	33.33%
8 Timeshare	0	0	0.00%	0	0	0.00%	2	4	-50.00%
9 Apartment	20	30	-33.33%	36	84	-57.14%	149	113	31.86%
10 Townhouse	45	26	73.08%	68	60	13.33%	206	113	82.30%
11 RES. TOTAL	235	276	-14.86%	431	563	-23.45%	1390	939	48.03%
12 FARMS	5	13	-61.54%	10	25	-60.00%	46	57	-19.30%
13 MULTIFAMILY	2	0	0.00%	4	1	300.00%	9	4	125.00%
14 Acreage	6	18	-66.67%	11	30	-63.33%	145	135	7.41%
15 Acreage WF	4	1	300.00%	4	2	100.00%	13	14	-7.14%
16 Lots	33	27	22.22%	57	44	29.55%	304	189	60.85%
17 Lots WF	3	1	200.00%	3	3	0.00%	15	11	36.36%
18 LOTS TOTAL	47	47	0.00%	77	80	-3.75%	477	349	36.68%
19 Business	6	14	-57.14%	15	19	-21.05%	68	62	9.68%
20 Commercial	4	6	-33.33%	12	17	-29.41%	56	47	19.15%
21 Land	4	5	-20.00%	7	11	-36.36%	42	32	31.25%
22 Leases	3	3	0.00%	14	14	0.00%	35	37	-5.41%
23 IC&I TOTAL	17	28	-39.29%	48	61	-21.31%	201	178	12.92%
24 GRAND TOTAL	306	364	-15.93%	570	730	-21.92%	2124	1527	39.10%

**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	6	13	-53.85%	\$3,039,000.	\$8,192,500.	-62.91%	90.14%	95.58%
2 Duplex	1	12	-91.67%	\$230,123.	\$4,081,400.	-94.36%	90.24%	97.72%
3 Mobile Home	3	13	-76.92%	\$332,250.	\$1,580,250.	-78.97%	82.03%	89.85%
4 Recreational	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
5 Residential	37	76	-51.32%	\$13,391,250.	\$30,298,532.	-55.80%	89.95%	95.94%
6 Residential WF	0	1	-100.00%	\$0.	\$250,000.	0.00%	0.00%	78.24%
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	6	14	-57.14%	\$1,054,000.	\$2,775,500.	-62.02%	85.77%	97.17%
10 Townhouse	11	25	-56.00%	\$3,021,145.	\$6,954,500.	-56.56%	87.82%	98.50%
11 RES. TOTAL	64	154	-58.44%	\$21,067,768.	\$54,132,680.	-61.08%	88.84%	95.95%
12 FARMS	1	2	-50.00%	\$769,000.	\$967,500.	-20.52%	96.24%	94.30%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	1	3	-66.67%	\$250,000.	\$4,435,000.	-94.36%	83.89%	99.90%
15 Acreage WF	1	0	0.00%	\$185,000.	\$0.	0.00%	53.00%	0.00%
16 Lots	2	10	-80.00%	\$309,500.	\$1,997,550.	-84.51%	78.50%	97.34%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	5	13	-61.54%	\$748,034.75	\$6,432,550.	-88.37%	72.91%	97.93%
19 Business	1	1	0.00%	\$101,000.	\$30,000.	236.67%	53.43%	60.00%
20 Commercial	2	3	-33.33%	\$370,000.	\$2,840,465.	-86.97%	90.02%	100.35%
21 Land	2	0	0.00%	\$2,040,000.	\$0.	0.00%	100.33%	0.00%
22 Leases	0	1	-100.00%	\$0.	\$780,000.	0.00%	0.00%	0.00%
23 IC&I TOTAL	5	5	0.00%	\$2,511,000.	\$3,650,465.	-31.21%	86.82%	90.26%
24 GRAND TOTAL	75	174	-56.90%	\$25,095,802.	\$65,183,196.	-61.50%	87.75%	95.94%

## 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	8	21	-61.90%	\$4,078,000.	\$12,193,000.	-66.55%	86.18%	95.05%
2 Duplex	1	17	-94.12%	\$230,123.	\$6,479,900.	-96.45%	90.24%	96.45%
3 Mobile Home	7	21	-66.67%	\$835,250.	\$2,749,150.	-69.62%	83.25%	90.44%
4 Recreational	0	1	-100.00%	\$0.	\$548,000.	0.00%	0.00%	96.30%
5 Residential	64	129	-50.39%	\$24,135,050.	\$50,273,080.	-51.99%	88.12%	95.98%
6 Residential WF	0	1	-100.00%	\$0.	\$250,000.	0.00%	0.00%	78.24%
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	9	21	-57.14%	\$1,505,000.	\$4,390,900.	-65.72%	89.15%	97.86%
10 Townhouse	20	49	-59.18%	\$5,374,145.50	\$14,042,880.	-61.73%	89.37%	98.21%
11 RES. TOTAL	109	260	-58.08%	\$36,157,568.	\$90,926,912.	-60.23%	88.00%	96.00%
12 FARMS	1	2	-50.00%	\$769,000.	\$967,500.	-20.52%	96.24%	94.30%
13 MULTIFAMILY	1	0	0.00%	\$365,000.	\$0.	0.00%	76.84%	0.00%
14 Acreage	3	7	-57.14%	\$1,040,000.	\$5,363,000.	-80.61%	74.25%	95.73%
15 Acreage WF	1	0	0.00%	\$185,000.	\$0.	0.00%	53.00%	0.00%
16 Lots	2	13	-84.62%	\$309,500.	\$2,812,573.75	-89.00%	78.50%	95.77%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	7	20	-65.00%	\$1,538,034.75	\$8,175,574.	-81.19%	71.92%	95.75%
19 Business	1	4	-75.00%	\$101,000.	\$321,500.	-68.58%	53.43%	78.42%
20 Commercial	3	6	-50.00%	\$721,666.68	\$6,302,965.	-88.55%	81.52%	93.48%
21 Land	2	0	0.00%	\$2,040,000.	\$0.	0.00%	100.33%	0.00%
22 Leases	3	2	50.00%	\$95,523.11	\$780,750.	-87.77%	0.00%	100.00%
23 IC&I TOTAL	9	12	-25.00%	\$2,958,189.75	\$7,405,215.	-60.05%	83.10%	88.60%
24 GRAND TOTAL	127	294	-56.80%	\$41,787,792.	\$107,475,200.	-61.12%	86.83%	95.69%

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	\$506,500.	\$630,192.31	-19.63%	\$474,000.	\$585,000.	-18.97%	113	132	-14.39%
2 Duplex	\$230,123.	\$340,116.65	-32.34%	\$230,123.	\$309,000.	-25.53%	145	77	88.31%
3 Mobile Home	\$110,750.	\$121,557.69	-8.89%	\$66,250.	\$128,000.	-48.24%	109	94	15.96%
4 Recreational	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
5 Residential	\$361,925.68	\$398,664.90	-9.22%	\$343,000.	\$380,500.	-9.86%	109	71	53.52%
6 Residential WF	\$0.	\$250,000.	0.00%	\$0.	\$250,000.	0.00%	0	98	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	\$175,666.67	\$198,250.	-11.39%	\$168,500.	\$180,500.	-6.65%	103	53	94.34%
10 Townhouse	\$274,649.53	\$278,180.	-1.27%	\$232,000.	\$255,000.	-9.02%	133	80	66.25%
11 RES. TOTAL	\$329,183.87	\$351,510.93	-6.35%	\$319,500.	\$330,000.	-3.18%	114	79	44.30%
12 FARMS	\$769,000.	\$483,750.	58.97%	\$769,000.	\$483,750.	58.97%	86	132	-34.85%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$250,000.	\$1,478,333.37	-83.09%	\$250,000.	\$465,000.	-46.24%	74	328	-77.44%
15 Acreage WF	\$185,000.	\$0.	0.00%	\$185,000.	\$0.	0.00%	588	0	0.00%
16 Lots	\$154,750.	\$199,755.	-22.53%	\$154,750.	\$177,000.	-12.57%	185	254	-27.17%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$149,606.95	\$494,811.53	-69.76%	\$160,000.	\$250,000.	-36.00%	208	271	-23.25%
19 Business	\$101,000.	\$30,000.	236.67%	\$101,000.	\$30,000.	236.67%	242	107	126.17%
20 Commercial	\$185,000.	\$946,821.68	-80.46%	\$185,000.	\$360,000.	-48.61%	135	113	19.47%
21 Land	\$1,020,000.	\$0.	0.00%	\$1,020,000.	\$0.	0.00%	281	0	0.00%
22 Leases	\$0.	\$780,000.	0.00%	\$0.	\$780,000.	0.00%	0	298	0.00%
23 IC&I TOTAL	\$502,200.	\$730,093.	-31.21%	\$210,000.	\$514,000.	-59.14%	215	149	44.30%
24 GRAND TOTAL	\$334,610.71	\$374,616.06	-10.68%	\$296,000.	\$326,250.	-9.27%	126	96	31.25%

**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	\$509,750.	\$580,619.06	-12.21%	\$494,500.	\$490,000.	0.92%	173	120	44.17%
2 Duplex	\$230,123.	\$381,170.59	-39.63%	\$230,123.	\$320,000.	-28.09%	145	78	85.90%
3 Mobile Home	\$119,321.42	\$130,911.90	-8.85%	\$93,000.	\$145,000.	-35.86%	111	100	11.00%
4 Recreational	\$0.	\$548,000.	0.00%	\$0.	\$548,000.	0.00%	0	72	0.00%
5 Residential	\$377,110.15	\$389,713.81	-3.23%	\$338,000.	\$374,000.	-9.63%	120	79	51.90%
6 Residential WF	\$0.	\$250,000.	0.00%	\$0.	\$250,000.	0.00%	0	98	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	\$167,222.21	\$209,090.46	-20.02%	\$164,000.	\$180,000.	-8.89%	101	91	10.99%
10 Townhouse	\$268,707.28	\$286,589.37	-6.24%	\$260,700.	\$275,000.	-5.20%	139	86	61.63%
11 RES. TOTAL	\$331,720.81	\$349,718.87	-5.15%	\$312,000.	\$330,000.	-5.45%	126	86	46.51%
12 FARMS	\$769,000.	\$483,750.	58.97%	\$769,000.	\$483,750.	58.97%	86	132	-34.85%
13 MULTIFAMILY	\$365,000.	\$0.	0.00%	\$365,000.	\$0.	0.00%	144	0	0.00%
14 Acreage	\$346,666.65	\$766,142.87	-54.75%	\$250,000.	\$300,000.	-16.67%	229	197	16.24%
15 Acreage WF	\$185,000.	\$0.	0.00%	\$185,000.	\$0.	0.00%	588	0	0.00%
16 Lots	\$154,750.	\$216,351.82	-28.47%	\$154,750.	\$222,500.	-30.45%	185	282	-34.40%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$219,719.25	\$408,778.68	-46.25%	\$185,000.	\$248,761.90	-25.63%	236	252	-6.35%
19 Business	\$101,000.	\$80,375.	25.66%	\$101,000.	\$110,000.	-8.18%	242	158	53.16%
20 Commercial	\$240,555.56	\$1,050,494.12	-77.10%	\$210,000.	\$437,000.	-51.95%	158	88	79.55%
21 Land	\$1,020,000.	\$0.	0.00%	\$1,020,000.	\$0.	0.00%	281	0	0.00%
22 Leases	\$31,841.03	\$390,375.	-91.84%	\$10,800.	\$390,375.	-97.23%	47	271	-82.66%
23 IC&I TOTAL	\$328,687.75	\$617,101.25	-46.74%	\$160,000.	\$437,000.	-63.39%	157	142	10.56%
24 GRAND TOTAL	\$329,037.75	\$365,561.90	-9.99%	\$298,000.	\$325,000.	-8.31%	134	100	34.00%