

# **North Zone Monthly Statistics**

May 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 = May</b>						
<b>Area = Central Zone</b>						
1 Units Listed	1208	1450	-16.69%	5215	6095	-14.44%
2 Units Sold	381	425	-10.35%	1224	2103	-41.80%
3 Sales Volume	\$157,644,240.	\$185,540,096.	-15.03%	\$463,213,184.	\$912,035,328.	-49.21%
4 List/Sell Ratio	91.61%	95.14%		89.95%	96.07%	
5 Days to Sell	95	74	28.38%	99	73	35.62%
6 Active Listings	5395	4709	14.57%			
<b>Area = North Zone</b>						
1 Units Listed	419	546	-23.26%	1950	2279	-14.44%
2 Units Sold	173	152	13.82%	518	786	-34.10%
3 Sales Volume	\$60,037,272.	\$53,853,572.	11.48%	\$175,865,200.	\$291,070,592.	-39.58%
4 List/Sell Ratio	90.59%	94.82%		89.05%	95.85%	
5 Days to Sell	128	82	56.10%	129	93	38.71%
6 Active Listings	2488	2082	19.50%			
<b>Area = Shuswap Zone</b>						
1 Units Listed	281	356	-21.07%	1077	1467	-26.58%
2 Units Sold	55	113	-51.33%	182	390	-53.33%
3 Sales Volume	\$17,114,100.	\$39,517,560.	-56.69%	\$53,650,664.	\$121,162,056.	-55.72%
4 List/Sell Ratio	90.44%	93.30%		86.23%	93.88%	
5 Days to Sell	138	97	42.27%	146	98	48.98%
6 Active Listings	1690	1597	5.82%			
<b>Area = Grand Total</b>						
1 Units Listed	1908	2352	-18.88%	8242	9841	-16.25%
2 Units Sold	609	690	-11.74%	1924	3279	-41.32%
3 Sales Volume	\$234,795,616.	\$278,911,232.	-15.82%	\$692,729,024.	\$1,324,268,032.	-47.69%
4 List/Sell Ratio	91.21%	94.76%		89.35%	95.76%	
5 Days to Sell	109	79	37.97%	112	81	38.27%
6 Active Listings	9573	8388	14.13%			

# Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	173	\$60,037,272.	98	\$34,782,476.
Last Month	126	\$45,583,200.	69	\$24,802,200.
This Month Last Year	152	\$53,853,572.	74	\$29,763,100.

Description	Total Listings Taken	Inventory
This Month	419	2488
Last Month	489	2483
This Month Last Year	546	2082

# Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
<b>Year = 2009</b>	
<b>Month = 5</b>	
<b>Area = NO</b>	
7 Ratio of Sales vs. Inventory	6.95%
8 Condo/Apt -- Sales	11
9 Condo/Apt -- New Listings	31
10 Condo/Apt -- Current Inventory	167
11 Condo/Apt -- Sell/Inv. Ratio	6.59%
12 Condo/Apt -- Days to Sell	125
13 Condo/Townhouse -- Sales	23
14 Condo/Townhouse -- New Listings	48
15 Condo/Townhouse -- Current Inventory	233
16 Condo/Townhouse -- Sell/Inv. Ratio	9.87%
17 Condo/Townhouse -- Days to Sell	146
18 Lots -- Sales	10
19 Lots -- New Listings	41
20 Lots -- Current Inventory	581
21 Lots -- Sell/Inv. Ratio	1.72%
22 Lots -- Days to Sell	185
23 Residential -- Sales	98
24 Residential -- New Listings	160
25 Residential -- Current Inventory	730
26 Residential -- Sell/Inv. Ratio	13.43%
27 Residential -- Days to Sell	113
28 Average House Price	\$354,923.21
29 Median House Price	\$325,087.50

## 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	58	67	-13.43%	199	246	-19.11%	248	248	0.00%
2 Duplex	9	15	-40.00%	54	57	-5.26%	55	30	83.33%
3 Mobile Home	14	28	-50.00%	76	101	-24.75%	93	74	25.68%
4 Recreational	7	5	40.00%	21	20	5.00%	36	37	-2.70%
5 Residential	160	223	-28.25%	761	904	-15.82%	730	657	11.11%
6 Residential WF	13	7	85.71%	38	35	8.57%	48	39	23.08%
7 3/4-Plex	3	2	50.00%	6	10	-40.00%	8	10	-20.00%
8 Timeshare	0	0	0.00%	0	0	0.00%	0	2	-100.00%
9 Apartment	31	31	0.00%	118	173	-31.79%	167	123	35.77%
10 Townhouse	48	48	0.00%	200	233	-14.16%	233	166	40.36%
11 RES. TOTAL	343	426	-19.48%	1473	1779	-17.20%	1618	1386	16.74%
12 FARMS	1	8	-87.50%	28	48	-41.67%	59	62	-4.84%
13 MULTIFAMILY	1	0	0.00%	10	7	42.86%	14	6	133.33%
14 Acreage	9	19	-52.63%	71	98	-27.55%	165	161	2.48%
15 Acreage WF	2	5	-60.00%	6	12	-50.00%	13	18	-27.78%
16 Lots	28	49	-42.86%	227	175	29.71%	390	242	61.16%
17 Lots WF	2	3	-33.33%	7	8	-12.50%	13	13	0.00%
18 LOTS TOTAL	41	77	-46.75%	315	295	6.78%	581	434	33.87%
19 Business	7	10	-30.00%	33	54	-38.89%	63	71	-11.27%
20 Commercial	10	11	-9.09%	38	43	-11.63%	65	57	14.04%
21 Land	4	2	100.00%	18	21	-14.29%	44	33	33.33%
22 Leases	12	12	0.00%	35	31	12.90%	43	33	30.30%
23 IC&I TOTAL	33	35	-5.71%	124	149	-16.78%	215	194	10.82%
24 GRAND TOTAL	419	546	-23.26%	1950	2279	-14.44%	2488	2082	19.50%

**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	10	8	25.00%	\$4,522,000.	\$4,797,900.	-5.75%	89.27%	97.27%
2 Duplex	8	7	14.29%	\$2,827,500.	\$2,040,500.	38.57%	95.94%	97.56%
3 Mobile Home	3	15	-80.00%	\$305,000.	\$1,859,900.	-83.60%	84.29%	88.10%
4 Recreational	1	1	0.00%	\$325,000.	\$351,800.	-7.62%	73.88%	93.81%
5 Residential	98	74	32.43%	\$34,782,476.	\$29,763,100.	16.86%	92.10%	95.28%
6 Residential WF	4	0	0.00%	\$3,675,500.	\$0.	0.00%	83.29%	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	11	9	22.22%	\$1,729,900.	\$1,703,300.	1.56%	86.60%	93.85%
10 Townhouse	23	20	15.00%	\$6,237,996.	\$5,612,760.50	11.14%	91.22%	97.39%
11 RES. TOTAL	158	134	17.91%	\$54,405,372.	\$46,129,260.	17.94%	91.11%	94.92%
12 FARMS	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	4	2	100.00%	\$881,000.	\$2,555,000.	-65.52%	85.82%	91.33%
15 Acreage WF	0	1	-100.00%	\$0.	\$205,000.	0.00%	0.00%	97.61%
16 Lots	6	7	-14.29%	\$732,900.	\$1,678,000.	-56.32%	84.49%	95.81%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	10	11	-9.09%	\$1,613,900.	\$4,893,000.	-67.02%	85.02%	95.27%
19 Business	1	1	0.00%	\$268,000.	\$135,000.	98.52%	67.84%	96.42%
20 Commercial	3	2	50.00%	\$3,630,000.	\$1,525,000.	138.03%	89.25%	90.94%
21 Land	0	2	-100.00%	\$0.	\$1,074,000.	0.00%	0.00%	89.02%
22 Leases	1	2	-50.00%	\$120,000.	\$97,310.	23.32%	0.00%	0.00%
23 IC&I TOTAL	5	7	-28.57%	\$4,018,000.	\$2,831,310.	41.91%	83.89%	91.27%
24 GRAND TOTAL	173	152	13.82%	\$60,037,272.	\$53,853,572.	11.48%	90.59%	94.82%

**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	30	57	-47.37%	\$14,509,000.	\$33,976,400.	-57.30%	85.48%	95.67%
2 Duplex	13	39	-66.67%	\$4,163,623.	\$13,934,200.	-70.12%	93.69%	96.84%
3 Mobile Home	18	58	-68.97%	\$1,942,750.	\$7,499,300.	-74.09%	79.40%	91.08%
4 Recreational	2	3	-33.33%	\$562,400.	\$1,022,800.	-45.01%	79.48%	95.40%
5 Residential	282	353	-20.11%	\$101,246,352.	\$138,760,016.	-27.03%	90.53%	96.11%
6 Residential WF	6	2	200.00%	\$5,350,500.	\$3,350,000.	59.72%	84.17%	89.12%
7 3/4-Plex	2	1	100.00%	\$623,000.	\$338,000.	84.32%	88.38%	96.59%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	37	59	-37.29%	\$6,191,900.	\$11,930,512.	-48.10%	87.75%	96.66%
10 Townhouse	73	112	-34.82%	\$20,075,042.	\$31,351,638.	-35.97%	90.51%	97.81%
11 RES. TOTAL	463	684	-32.31%	\$154,664,576.	\$242,162,864.	-36.13%	89.49%	95.99%
12 FARMS	1	4	-75.00%	\$769,000.	\$2,302,500.	-66.60%	96.24%	93.33%
13 MULTIFAMILY	1	1	0.00%	\$365,000.	\$610,000.	-40.16%	76.84%	84.13%
14 Acreage	9	20	-55.00%	\$2,393,500.	\$11,958,900.	-79.99%	76.44%	95.89%
15 Acreage WF	1	1	0.00%	\$185,000.	\$205,000.	-9.76%	53.00%	97.61%
16 Lots	22	40	-45.00%	\$3,632,500.	\$9,097,374.	-60.07%	89.15%	98.40%
17 Lots WF	1	1	0.00%	\$1,070,000.	\$59,830.	1688.40%	63.12%	96.50%
18 LOTS TOTAL	35	63	-44.44%	\$7,633,534.50	\$21,776,104.	-64.95%	83.53%	97.54%
19 Business	1	8	-87.50%	\$268,000.	\$5,409,500.	-95.05%	67.84%	86.85%
20 Commercial	9	15	-40.00%	\$9,599,600.	\$13,803,965.	-30.46%	88.29%	90.24%
21 Land	2	5	-60.00%	\$2,040,000.	\$4,007,000.	-49.09%	100.33%	90.27%
22 Leases	6	6	0.00%	\$525,490.43	\$998,660.	-47.38%	0.00%	100.00%
23 IC&I TOTAL	18	34	-47.06%	\$12,433,090.	\$24,219,124.	-48.66%	88.59%	89.65%
24 GRAND TOTAL	518	786	-34.10%	\$175,865,200.	\$291,070,592.	-39.58%	89.05%	95.85%

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	\$452,200.	\$599,737.50	-24.60%	\$446,500.	\$575,000.	-22.35%	138	53	160.38%
2 Duplex	\$353,437.50	\$291,500.	21.25%	\$344,750.	\$264,000.	30.59%	103	101	1.98%
3 Mobile Home	\$101,666.66	\$123,993.33	-18.01%	\$97,000.	\$112,000.	-13.39%	169	113	49.56%
4 Recreational	\$325,000.	\$351,800.	-7.62%	\$325,000.	\$351,800.	-7.62%	204	264	-22.73%
5 Residential	\$354,923.21	\$402,204.06	-11.76%	\$325,087.50	\$375,000.	-13.31%	113	60	88.33%
6 Residential WF	\$918,875.	\$0.	0.00%	\$975,000.	\$0.	0.00%	67	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	\$157,263.64	\$189,255.56	-16.90%	\$143,000.	\$195,000.	-26.67%	125	82	52.44%
10 Townhouse	\$271,217.21	\$280,638.03	-3.36%	\$271,000.	\$247,750.	9.38%	146	40	265.00%
11 RES. TOTAL	\$344,337.78	\$344,248.21	0.03%	\$310,000.	\$337,500.	-8.15%	120	67	79.10%
12 FARMS	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$220,250.	\$1,277,500.	-82.76%	\$226,000.	\$1,277,500.	-82.31%	136	228	-40.35%
15 Acreage WF	\$0.	\$205,000.	0.00%	\$0.	\$205,000.	0.00%	0	11	0.00%
16 Lots	\$122,150.	\$239,714.28	-49.04%	\$125,000.	\$234,000.	-46.58%	218	178	22.47%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$161,390.	\$444,818.18	-63.72%	\$126,000.	\$245,000.	-48.57%	185	157	17.83%
19 Business	\$268,000.	\$135,000.	98.52%	\$268,000.	\$135,000.	98.52%	550	84	554.76%
20 Commercial	\$1,210,000.	\$762,500.	58.69%	\$1,175,000.	\$762,500.	54.10%	236	375	-37.07%
21 Land	\$0.	\$537,000.	0.00%	\$0.	\$537,000.	0.00%	0	354	0.00%
22 Leases	\$120,000.	\$48,655.	146.63%	\$120,000.	\$48,655.	146.63%	26	53	-50.94%
23 IC&I TOTAL	\$803,600.	\$404,472.84	98.68%	\$405,000.	\$275,000.	47.27%	256	235	8.94%
24 GRAND TOTAL	\$347,036.25	\$354,299.81	-2.05%	\$306,000.	\$333,500.	-8.25%	128	82	56.10%

**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	\$483,633.34	\$596,077.18	-18.86%	\$458,000.	\$525,000.	-12.76%	164	94	74.47%
2 Duplex	\$320,278.68	\$357,287.18	-10.36%	\$260,000.	\$317,000.	-17.98%	103	70	47.14%
3 Mobile Home	\$107,930.55	\$129,298.27	-16.53%	\$94,000.	\$135,250.	-30.50%	141	95	48.42%
4 Recreational	\$281,200.	\$340,933.34	-17.52%	\$281,200.	\$351,800.	-20.07%	267	117	128.21%
5 Residential	\$359,029.62	\$393,087.84	-8.66%	\$330,000.	\$375,000.	-12.00%	112	69	62.32%
6 Residential WF	\$891,750.	\$1,675,000.	-46.76%	\$975,000.	\$1,675,000.	-41.79%	103	49	110.20%
7 3/4-Plex	\$311,500.	\$338,000.	-7.84%	\$311,500.	\$338,000.	-7.84%	174	35	397.14%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$167,348.65	\$202,212.07	-17.24%	\$164,000.	\$187,000.	-12.30%	129	76	69.74%
10 Townhouse	\$275,000.56	\$279,925.34	-1.76%	\$270,000.	\$247,750.	8.98%	138	70	97.14%
11 RES. TOTAL	\$334,048.75	\$354,039.28	-5.65%	\$310,000.	\$334,500.	-7.32%	123	74	66.22%
12 FARMS	\$769,000.	\$575,625.	33.59%	\$769,000.	\$640,000.	20.16%	86	88	-2.27%
13 MULTIFAMILY	\$365,000.	\$610,000.	-40.16%	\$365,000.	\$610,000.	-40.16%	144	17	747.06%
14 Acreage	\$265,944.43	\$597,945.	-55.52%	\$232,000.	\$360,000.	-35.56%	196	170	15.29%
15 Acreage WF	\$185,000.	\$205,000.	-9.76%	\$185,000.	\$205,000.	-9.76%	588	11	5245.45%
16 Lots	\$165,113.64	\$227,434.34	-27.40%	\$152,750.	\$234,500.	-34.86%	167	316	-47.15%
17 Lots WF	\$1,070,000.	\$59,830.	1688.40%	\$1,070,000.	\$59,830.	1688.40%	337	51	560.78%
18 LOTS TOTAL	\$218,101.	\$345,652.43	-36.90%	\$172,500.	\$247,523.79	-30.31%	184	256	-28.13%
19 Business	\$268,000.	\$676,187.50	-60.37%	\$268,000.	\$2,169,000.	-87.64%	550	138	298.55%
20 Commercial	\$1,066,622.25	\$920,264.31	15.90%	\$4,800,000.	\$266,000.	1704.51%	220	140	57.14%
21 Land	\$1,020,000.	\$801,400.	27.28%	\$1,020,000.	\$385,000.	164.94%	281	289	-2.77%
22 Leases	\$87,581.74	\$166,443.32	-47.38%	\$132,255.65	\$58,500.	126.08%	44	149	-70.47%
23 IC&I TOTAL	\$690,727.25	\$712,327.18	-3.03%	\$227,500.	\$494,500.	-53.99%	186	163	14.11%
24 GRAND TOTAL	\$339,508.09	\$370,318.81	-8.32%	\$300,000.	\$330,000.	-9.09%	129	93	38.71%

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