

# **North Zone Monthly Statistics**

July 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 = July</b>						
<b>Area = Central Zone</b>						
1 Units Listed	1096	1420	-22.82%	7435	8936	-16.80%
2 Units Sold	468	332	40.96%	2134	2791	-23.54%
3 Sales Volume	\$188,273,200.	\$136,674,480.	37.75%	\$823,685,952.	\$1,215,287,808.	-32.22%
4 List/Sell Ratio	91.76%	93.36%		90.78%	95.67%	
5 Days to Sell	107	77	38.96%	99	74	33.78%
6 Active Listings	5402	5489	-1.58%			
<b>Area = North Zone</b>						
1 Units Listed	401	535	-25.05%	2839	3326	-14.64%
2 Units Sold	203	122	66.39%	911	1065	-14.46%
3 Sales Volume	\$70,354,920.	\$51,108,512.	37.66%	\$315,241,888.	\$407,005,920.	-22.55%
4 List/Sell Ratio	91.58%	93.58%		90.20%	95.15%	
5 Days to Sell	126	98	28.57%	125	93	34.41%
6 Active Listings	2519	2439	3.28%			
<b>Area = Shuswap Zone</b>						
1 Units Listed	241	347	-30.55%	1585	2135	-25.76%
2 Units Sold	123	77	59.74%	391	557	-29.80%
3 Sales Volume	\$42,429,412.	\$28,453,550.	49.12%	\$123,366,784.	\$178,650,800.	-30.95%
4 List/Sell Ratio	87.48%	90.74%		86.98%	93.39%	
5 Days to Sell	138	104	32.69%	144	98	46.94%
6 Active Listings	1694	1871	-9.46%			
<b>Area = Grand Total</b>						
1 Units Listed	1738	2302	-24.50%	11859	14397	-17.63%
2 Units Sold	794	531	49.53%	3436	4413	-22.14%
3 Sales Volume	\$301,057,536.	\$216,236,544.	39.23%	\$1,262,294,656.	\$1,800,944,512.	-29.91%
4 List/Sell Ratio	91.05%	93.03%		90.19%	95.25%	
5 Days to Sell	116	85	36.47%	111	82	35.37%
6 Active Listings	9615	9799	-1.88%			

# Quick Summary Part 1

Description	Total Units Sold	Total Sales Volume	Res. Units Sold	Res. Sales Volume
This Month	203	\$70,354,920.	101	\$37,520,096.
Last Month	188	\$68,590,760.	99	\$38,100,444.
This Month Last Year	122	\$51,108,512.	66	\$28,158,650.

Description	Total Listings Taken	Inventory
This Month	401	2519
Last Month	493	2605
This Month Last Year	535	2439

# Quick Summary Part 2

<u>Description</u>	<u>This Month</u>
<b>Year = 2009</b>	
<b>Month = 7</b>	
<b>Area = NO</b>	
7 Ratio of Sales vs. Inventory	8.06%
8 Condo/Apt -- Sales	12
9 Condo/Apt -- New Listings	24
10 Condo/Apt -- Current Inventory	159
11 Condo/Apt -- Sell/Inv. Ratio	7.55%
12 Condo/Apt -- Days to Sell	111
13 Condo/Townhouse -- Sales	37
14 Condo/Townhouse -- New Listings	45
15 Condo/Townhouse -- Current Inventory	235
16 Condo/Townhouse -- Sell/Inv. Ratio	15.75%
17 Condo/Townhouse -- Days to Sell	88
18 Lots -- Sales	17
19 Lots -- New Listings	47
20 Lots -- Current Inventory	583
21 Lots -- Sell/Inv. Ratio	2.92%
22 Lots -- Days to Sell	253
23 Residential -- Sales	101
24 Residential -- New Listings	169
25 Residential -- Current Inventory	709
26 Residential -- Sell/Inv. Ratio	14.25%
27 Residential -- Days to Sell	106
28 Average House Price	\$371,486.12
29 Median House Price	\$350,000.

## 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	48	51	-5.88%	293	345	-15.07%	266	266	0.00%
2 Duplex	8	12	-33.33%	69	80	-13.75%	55	38	44.74%
3 Mobile Home	21	21	0.00%	112	144	-22.22%	100	90	11.11%
4 Recreational	2	6	-66.67%	31	34	-8.82%	34	40	-15.00%
5 Residential	169	222	-23.87%	1115	1345	-17.10%	709	798	-11.15%
6 Residential WF	10	13	-23.08%	57	56	1.79%	56	50	12.00%
7 3/4-Plex	0	1	-100.00%	9	13	-30.77%	10	12	-16.67%
8 Timeshare	0	0	0.00%	0	0	0.00%	0	3	-100.00%
9 Apartment	24	27	-11.11%	170	238	-28.57%	159	153	3.92%
10 Townhouse	45	53	-15.09%	314	336	-6.55%	235	213	10.33%
11 RES. TOTAL	327	406	-19.46%	2170	2591	-16.25%	1624	1663	-2.35%
12 FARMS	7	6	16.67%	49	61	-19.67%	69	61	13.11%
13 MULTIFAMILY	1	1	0.00%	13	9	44.44%	15	8	87.50%
14 Acreage	12	38	-68.42%	101	165	-38.79%	159	169	-5.92%
15 Acreage WF	3	3	0.00%	12	16	-25.00%	16	16	0.00%
16 Lots	29	47	-38.30%	291	262	11.07%	390	288	35.42%
17 Lots WF	3	3	0.00%	13	15	-13.33%	18	17	5.88%
18 LOTS TOTAL	47	91	-48.35%	423	460	-8.04%	583	490	18.98%
19 Business	6	19	-68.42%	49	81	-39.51%	67	91	-26.37%
20 Commercial	6	6	0.00%	59	56	5.36%	71	57	24.56%
21 Land	2	5	-60.00%	22	28	-21.43%	39	36	8.33%
22 Leases	5	1	400.00%	54	39	38.46%	50	33	51.52%
23 IC&I TOTAL	19	31	-38.71%	184	204	-9.80%	227	217	4.61%
24 GRAND TOTAL	401	535	-25.05%	2839	3326	-14.64%	2519	2439	3.28%

**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	12	10	20.00%	\$5,211,500.	\$6,473,250.	-19.49%	87.81%	93.52%
2 Duplex	4	3	33.33%	\$1,073,400.	\$1,482,000.	-27.57%	90.20%	96.49%
3 Mobile Home	7	4	75.00%	\$502,300.	\$295,900.	69.75%	84.42%	85.84%
4 Recreational	5	1	400.00%	\$1,187,000.	\$95,000.	1149.47%	82.77%	79.49%
5 Residential	101	66	53.03%	\$37,520,096.	\$28,158,650.	33.25%	92.64%	93.70%
6 Residential WF	2	1	100.00%	\$3,805,000.	\$3,600,000.	5.69%	89.90%	92.30%
7 3/4-Plex	1	0	0.00%	\$535,000.	\$0.	0.00%	97.44%	0.00%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	12	10	20.00%	\$2,589,900.	\$2,139,700.	21.04%	91.81%	91.10%
10 Townhouse	37	19	94.74%	\$13,522,040.	\$5,853,062.	131.03%	94.35%	95.92%
11 RES. TOTAL	181	114	58.77%	\$65,946,240.	\$48,097,560.	37.11%	91.95%	93.49%
12 FARMS	0	2	-100.00%	\$0.	\$1,220,250.	0.00%	0.00%	93.98%
13 MULTIFAMILY	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
14 Acreage	3	3	0.00%	\$747,500.	\$1,451,000.	-48.48%	88.39%	98.75%
15 Acreage WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
16 Lots	14	1	1300.00%	\$2,533,500.	\$100,000.	2433.50%	87.90%	100.00%
17 Lots WF	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
18 LOTS TOTAL	17	4	325.00%	\$3,281,000.	\$1,551,000.	111.54%	87.98%	99.06%
19 Business	1	1	0.00%	\$267,500.	\$195,000.	37.18%	82.30%	81.25%
20 Commercial	1	0	0.00%	\$590,000.	\$0.	0.00%	94.40%	0.00%
21 Land	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
22 Leases	3	1	200.00%	\$270,185.	\$44,700.	504.44%	0.00%	0.00%
23 IC&I TOTAL	5	2	150.00%	\$1,127,685.	\$239,700.	370.46%	88.35%	81.25%
24 GRAND TOTAL	203	122	66.39%	\$70,354,920.	\$51,108,512.	37.66%	91.58%	93.58%

**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	54	86	-37.21%	\$26,046,000.	\$52,143,648.	-50.05%	86.93%	95.04%
2 Duplex	22	43	-48.84%	\$7,168,023.	\$15,786,200.	-54.59%	93.26%	96.72%
3 Mobile Home	29	75	-61.33%	\$2,858,550.	\$9,003,100.	-68.25%	81.52%	90.39%
4 Recreational	8	6	33.33%	\$2,004,400.	\$1,758,277.	14.00%	83.45%	92.37%
5 Residential	483	492	-1.83%	\$177,151,904.	\$195,448,112.	-9.36%	91.54%	95.54%
6 Residential WF	10	4	150.00%	\$11,515,500.	\$9,595,000.	20.02%	86.34%	90.05%
7 3/4-Plex	3	1	200.00%	\$1,158,000.	\$338,000.	242.60%	91.40%	96.59%
8 Timeshare	0	0	0.00%	\$0.	\$0.	0.00%	0.00%	0.00%
9 Apartment	61	76	-19.74%	\$10,927,300.	\$15,376,112.	-28.93%	88.56%	95.87%
10 Townhouse	142	149	-4.70%	\$42,618,280.	\$41,857,900.	1.82%	92.01%	97.27%
11 RES. TOTAL	812	932	-12.88%	\$281,447,936.	\$341,306,368.	-17.54%	90.63%	95.39%
12 FARMS	1	8	-87.50%	\$769,000.	\$8,232,750.	-90.66%	96.24%	93.97%
13 MULTIFAMILY	1	1	0.00%	\$365,000.	\$610,000.	-40.16%	76.84%	84.13%
14 Acreage	16	29	-44.83%	\$4,657,000.	\$15,184,600.	-69.33%	82.27%	91.74%
15 Acreage WF	1	2	-50.00%	\$185,000.	\$420,000.	-55.95%	53.00%	95.95%
16 Lots	44	48	-8.33%	\$7,504,400.	\$10,973,524.	-31.61%	88.69%	97.05%
17 Lots WF	1	1	0.00%	\$1,070,000.	\$59,830.	1688.40%	63.12%	96.50%
18 LOTS TOTAL	64	81	-20.99%	\$13,768,935.	\$27,092,954.	-49.18%	85.83%	95.12%
19 Business	5	9	-44.44%	\$5,003,817.50	\$5,604,500.	-10.72%	78.06%	86.23%
20 Commercial	12	18	-33.33%	\$10,687,695.	\$17,833,964.	-40.07%	89.71%	89.87%
21 Land	3	6	-50.00%	\$2,225,000.	\$5,162,000.	-56.90%	91.55%	89.02%
22 Leases	13	10	30.00%	\$974,475.43	\$1,163,410.62	-16.24%	0.00%	100.00%
23 IC&I TOTAL	33	43	-23.26%	\$18,890,988.	\$29,763,876.	-36.53%	87.07%	89.05%
24 GRAND TOTAL	911	1065	-14.46%	\$315,241,888.	\$407,005,920.	-22.55%	90.20%	95.15%

**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	\$434,291.65	\$647,325.	-32.91%	\$370,500.	\$545,875.	-32.13%	177	83	113.25%
2 Duplex	\$268,350.	\$494,000.	-45.68%	\$244,250.	\$589,000.	-58.53%	212	62	241.94%
3 Mobile Home	\$71,757.14	\$73,975.	-3.00%	\$59,900.	\$48,950.	22.37%	160	129	24.03%
4 Recreational	\$237,400.	\$95,000.	149.89%	\$219,000.	\$95,000.	130.53%	169	291	-41.92%
5 Residential	\$371,486.12	\$426,646.21	-12.93%	\$350,000.	\$405,000.	-13.58%	106	84	26.19%
6 Residential WF	\$1,902,500.	\$3,600,000.	-47.15%	\$1,902,500.	\$3,600,000.	-47.15%	152	121	25.62%
7 3/4-Plex	\$535,000.	\$0.	0.00%	\$535,000.	\$0.	0.00%	15	0	0.00%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$215,825.	\$213,970.	0.87%	\$193,000.	\$209,000.	-7.66%	111	154	-27.92%
10 Townhouse	\$365,460.53	\$308,055.90	18.63%	\$280,000.	\$278,000.	0.72%	88	94	-6.38%
11 RES. TOTAL	\$364,343.84	\$421,908.43	-13.64%	\$332,000.	\$364,000.	-8.79%	113	95	18.95%
12 FARMS	\$0.	\$610,125.	0.00%	\$0.	\$610,125.	0.00%	0	115	0.00%
13 MULTIFAMILY	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
14 Acreage	\$249,166.67	\$483,666.65	-48.48%	\$177,500.	\$435,000.	-59.20%	302	109	177.06%
15 Acreage WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
16 Lots	\$180,964.28	\$100,000.	80.96%	\$170,000.	\$100,000.	70.00%	243	4	5975.00%
17 Lots WF	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
18 LOTS TOTAL	\$193,000.	\$387,750.	-50.23%	\$177,500.	\$375,500.	-52.73%	253	83	204.82%
19 Business	\$267,500.	\$195,000.	37.18%	\$267,500.	\$195,000.	37.18%	460	379	21.37%
20 Commercial	\$590,000.	\$0.	0.00%	\$590,000.	\$0.	0.00%	123	0	0.00%
21 Land	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
22 Leases	\$90,061.66	\$44,700.	101.48%	\$34,560.	\$44,700.	-22.68%	53	200	-73.50%
23 IC&I TOTAL	\$225,537.	\$119,850.	88.18%	\$207,350.	\$119,850.	73.01%	148	289	-48.79%
24 GRAND TOTAL	\$346,575.96	\$418,922.21	-17.27%	\$311,000.	\$364,000.	-14.56%	126	98	28.57%

**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	\$482,333.34	\$606,321.50	-20.45%	\$442,750.	\$545,000.	-18.76%	163	99	64.65%
2 Duplex	\$325,819.21	\$367,120.93	-11.25%	\$268,000.	\$320,000.	-16.25%	114	70	62.86%
3 Mobile Home	\$98,570.68	\$120,041.33	-17.89%	\$93,000.	\$118,000.	-21.19%	140	95	47.37%
4 Recreational	\$250,550.	\$293,046.15	-14.50%	\$246,200.	\$320,238.50	-23.12%	174	124	40.32%
5 Residential	\$366,774.12	\$397,252.25	-7.67%	\$340,000.	\$377,000.	-9.81%	105	71	47.89%
6 Residential WF	\$1,151,550.	\$2,398,750.	-51.99%	\$1,042,500.	\$2,872,500.	-63.71%	106	67	58.21%
7 3/4-Plex	\$386,000.	\$338,000.	14.20%	\$428,000.	\$338,000.	26.63%	121	35	245.71%
8 Timeshare	\$0.	\$0.	0.00%	\$0.	\$0.	0.00%	0	0	0.00%
9 Apartment	\$179,136.06	\$202,317.26	-11.46%	\$173,500.	\$192,000.	-9.64%	131	86	52.33%
10 Townhouse	\$300,128.75	\$280,925.50	6.84%	\$274,000.	\$250,000.	9.60%	129	72	79.17%
11 RES. TOTAL	\$346,610.78	\$366,208.53	-5.35%	\$315,000.	\$340,000.	-7.35%	117	77	51.95%
12 FARMS	\$769,000.	\$1,029,093.75	-25.27%	\$769,000.	\$640,000.	20.16%	86	113	-23.89%
13 MULTIFAMILY	\$365,000.	\$610,000.	-40.16%	\$365,000.	\$610,000.	-40.16%	144	17	747.06%
14 Acreage	\$291,062.50	\$523,606.90	-44.41%	\$242,500.	\$350,000.	-30.71%	210	196	7.14%
15 Acreage WF	\$185,000.	\$210,000.	-11.90%	\$185,000.	\$210,000.	-11.90%	588	20	2840.00%
16 Lots	\$170,554.54	\$228,615.07	-25.40%	\$160,000.	\$235,000.	-31.91%	196	277	-29.24%
17 Lots WF	\$1,070,000.	\$59,830.	1688.40%	\$1,070,000.	\$59,830.	1688.40%	337	51	560.78%
18 LOTS TOTAL	\$215,139.60	\$334,480.90	-35.68%	\$175,000.	\$250,000.	-30.00%	202	236	-14.41%
19 Business	\$1,000,763.50	\$622,722.25	60.71%	\$267,500.	\$538,000.	-50.28%	331	164	101.83%
20 Commercial	\$890,641.25	\$990,775.81	-10.11%	\$307,500.	\$390,000.	-21.15%	183	148	23.65%
21 Land	\$741,666.68	\$860,333.31	-13.79%	\$240,000.	\$380,000.	-36.84%	252	263	-4.18%
22 Leases	\$74,959.64	\$116,341.06	-35.57%	\$20,979.11	\$27,375.	-23.36%	55	140	-60.71%
23 IC&I TOTAL	\$572,454.18	\$692,183.12	-17.30%	\$200,767.31	\$475,000.	-57.73%	161	165	-2.42%
24 GRAND TOTAL	\$346,039.37	\$382,165.18	-9.45%	\$305,000.	\$336,500.	-9.36%	125	93	34.41%